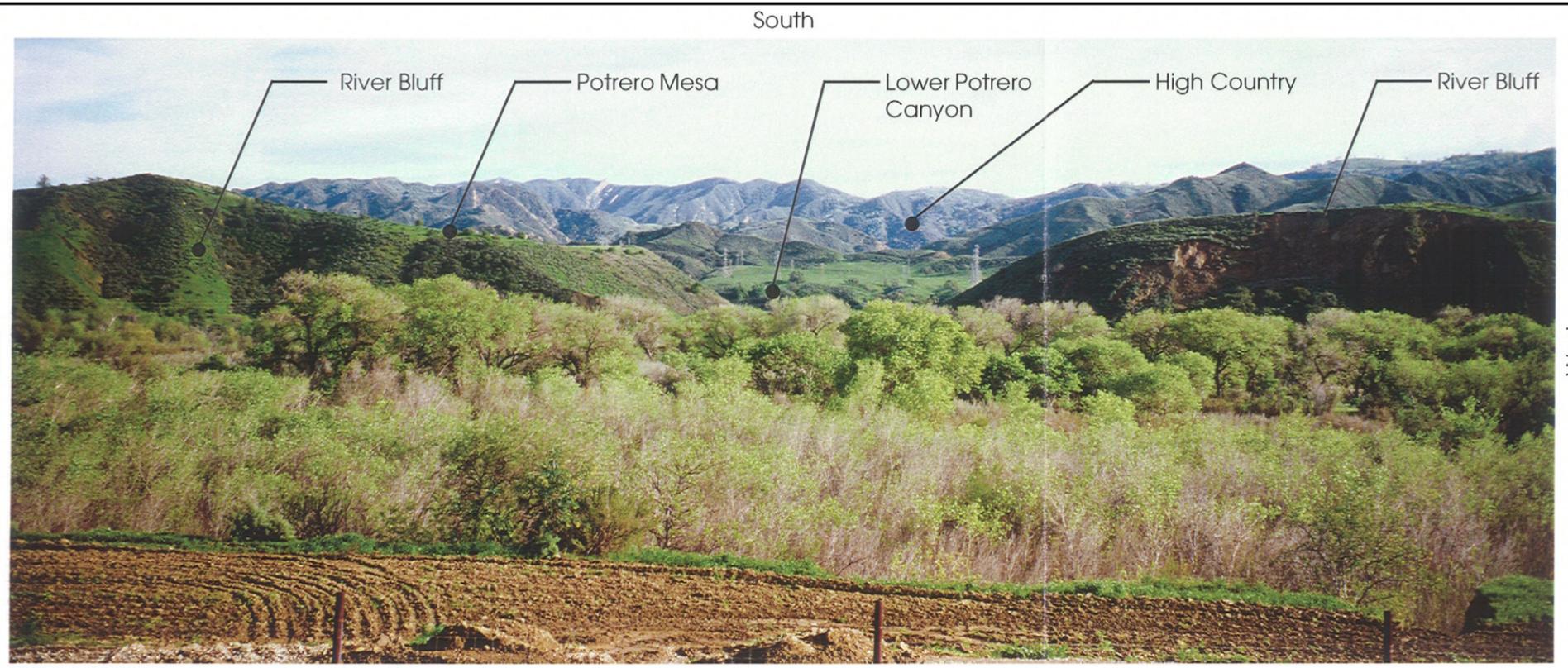
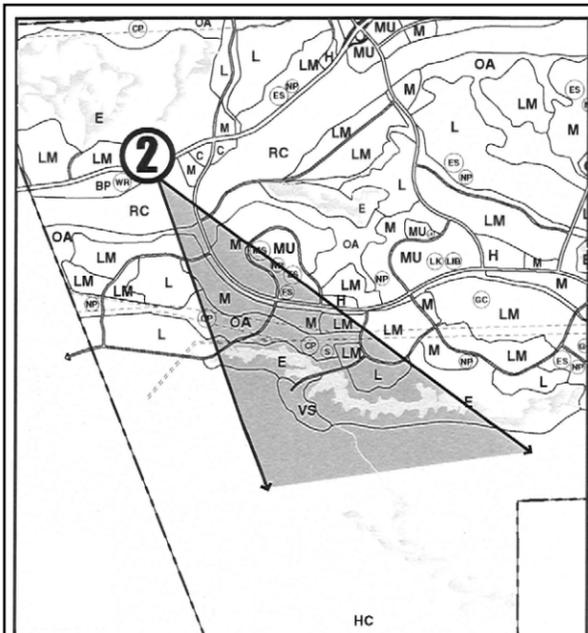


SOURCE: FORMA

FIGURE 4.15-19

Santa Clara River / SR-126 View Corridor - Location 2



VIEW 2 BEFORE

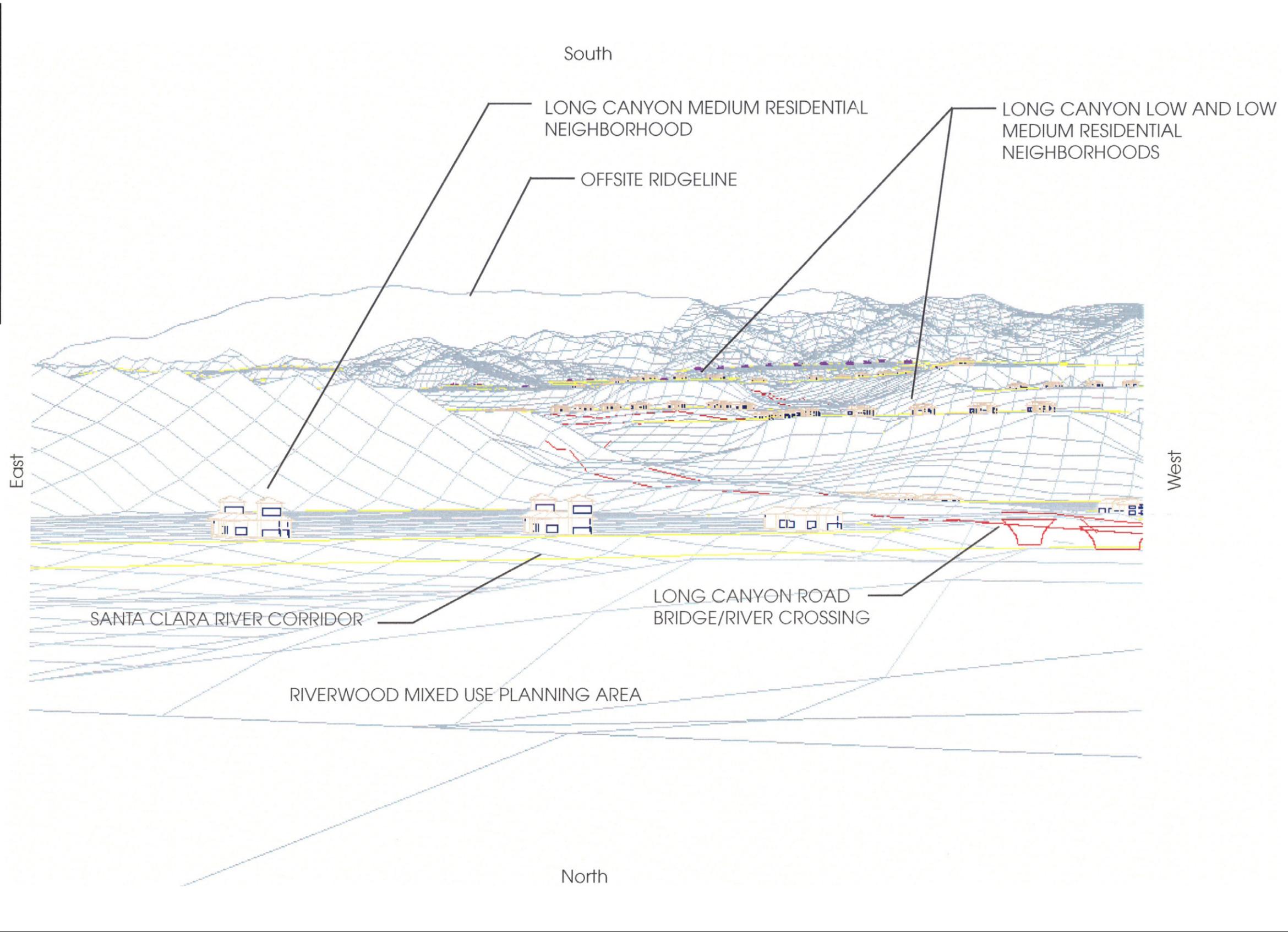
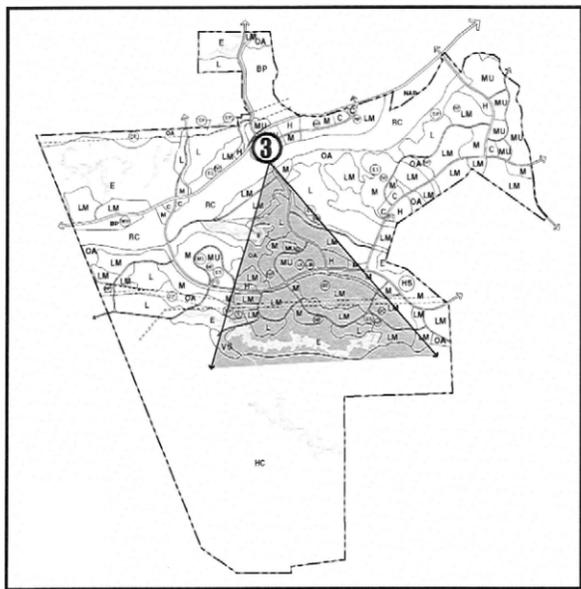


VIEW 2 AFTER

SOURCE: FORMA, Impact Sciences, Inc. – July 2007

FIGURE 4.15-20

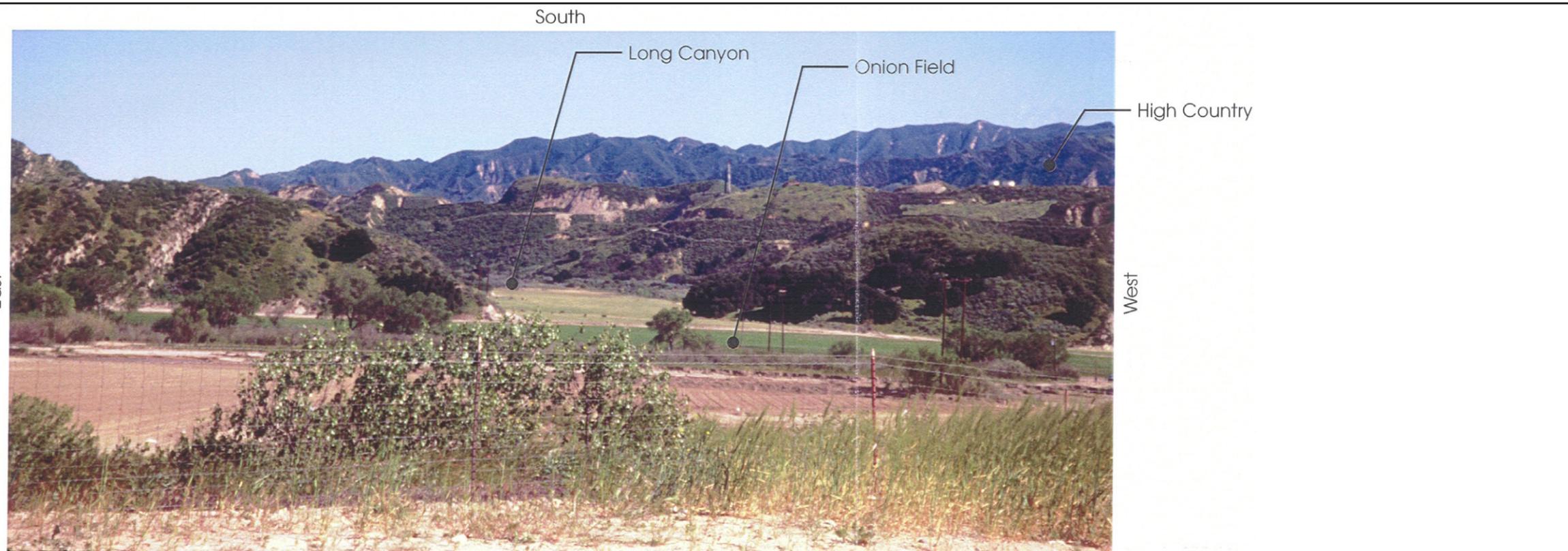
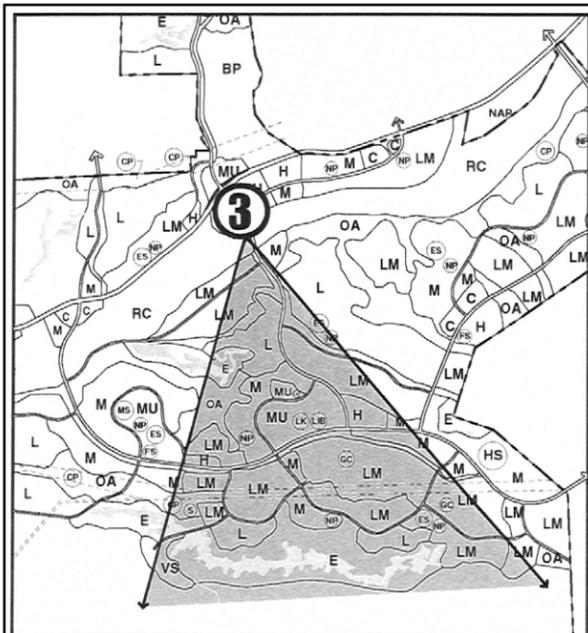
Santa Clara River / SR-126 View Corridor - Location 2



SOURCE: FORMA

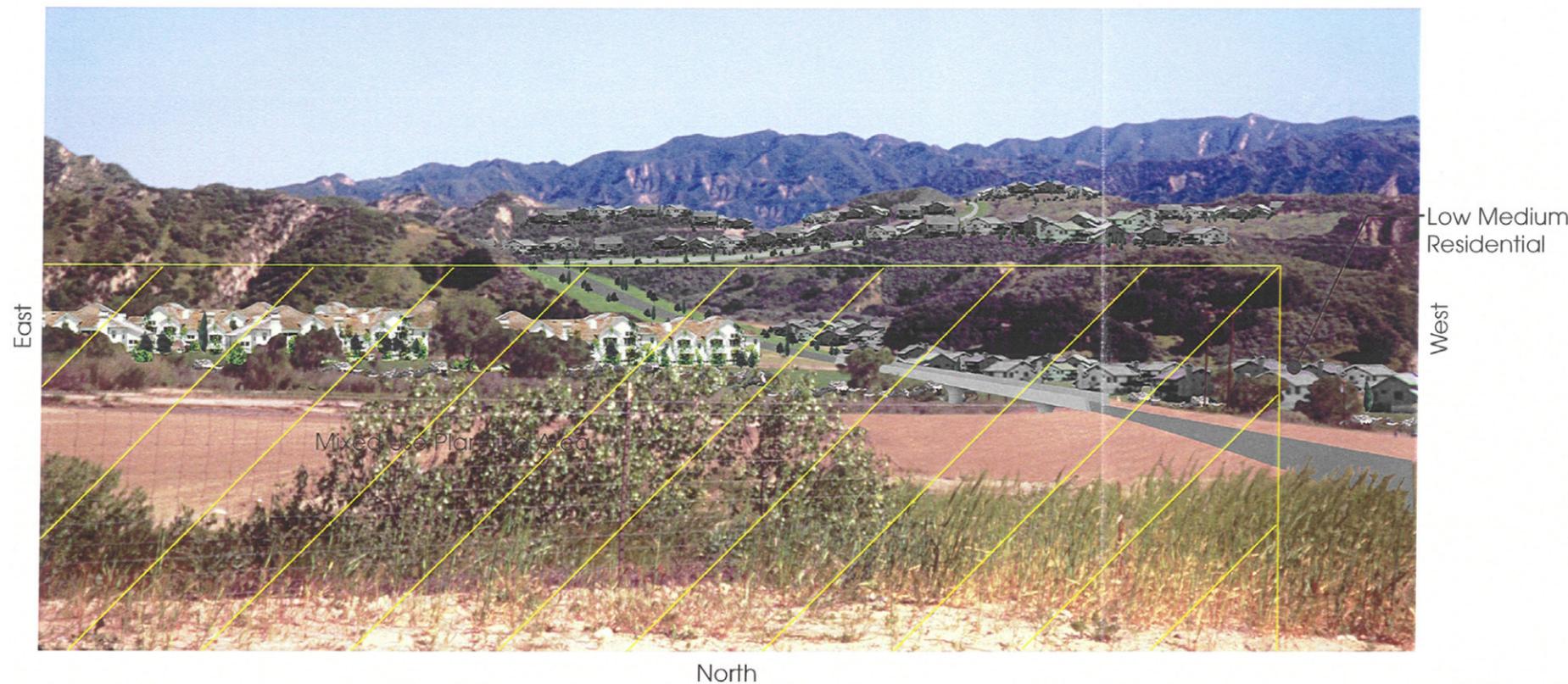
FIGURE 4.15-21

Santa Clara River / SR-126 View Corridor - Location 3



VIEW 3 BEFORE

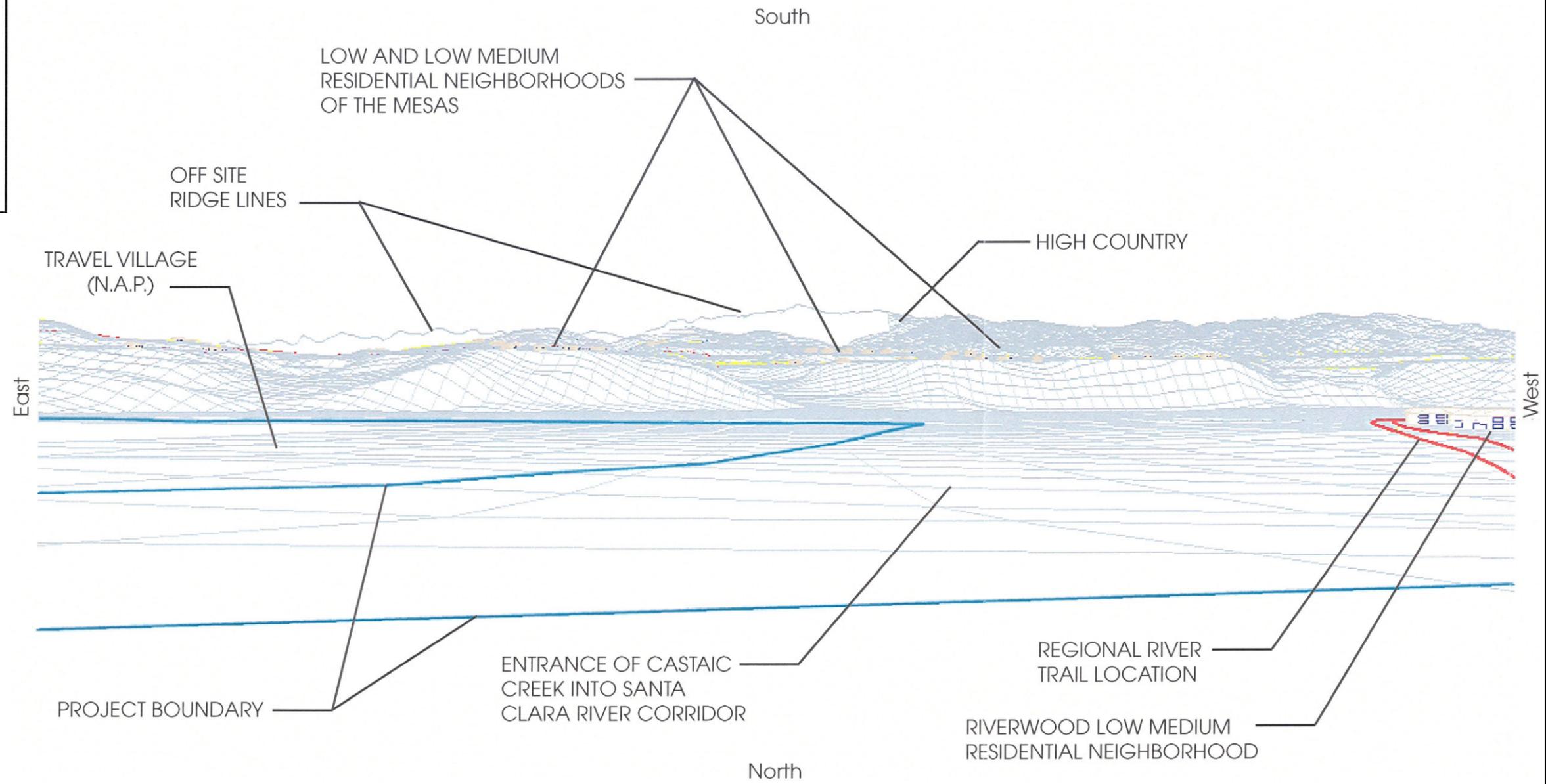
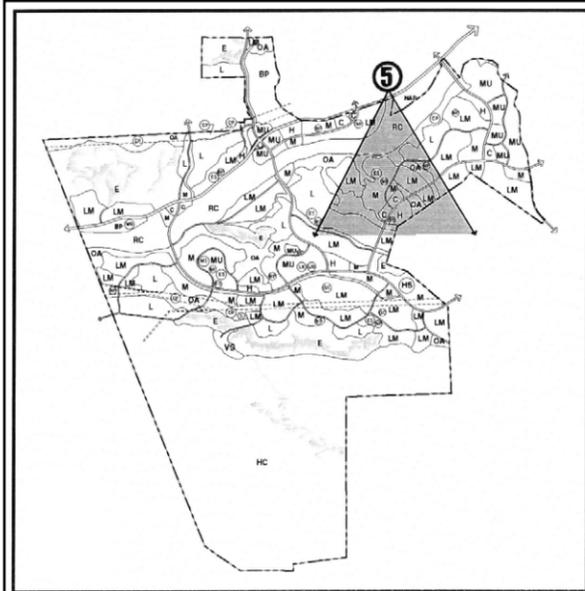
VIEW 3 AFTER



SOURCE: FORMA

FIGURE 4.15-22

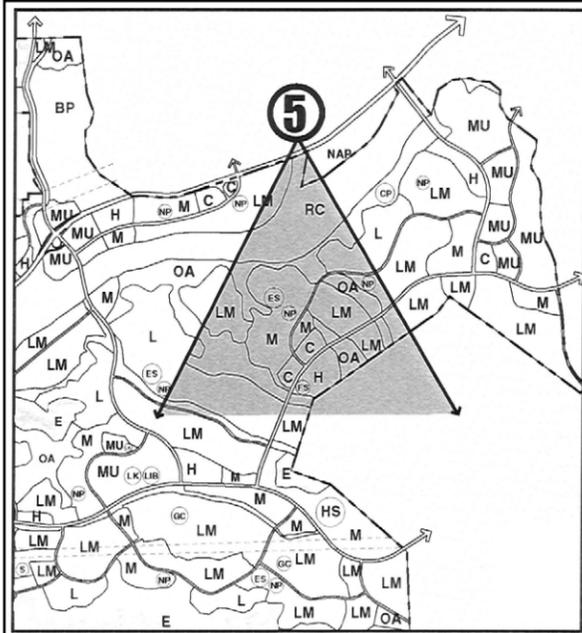
Santa Clara River / SR-126 View Corridor - Location 3



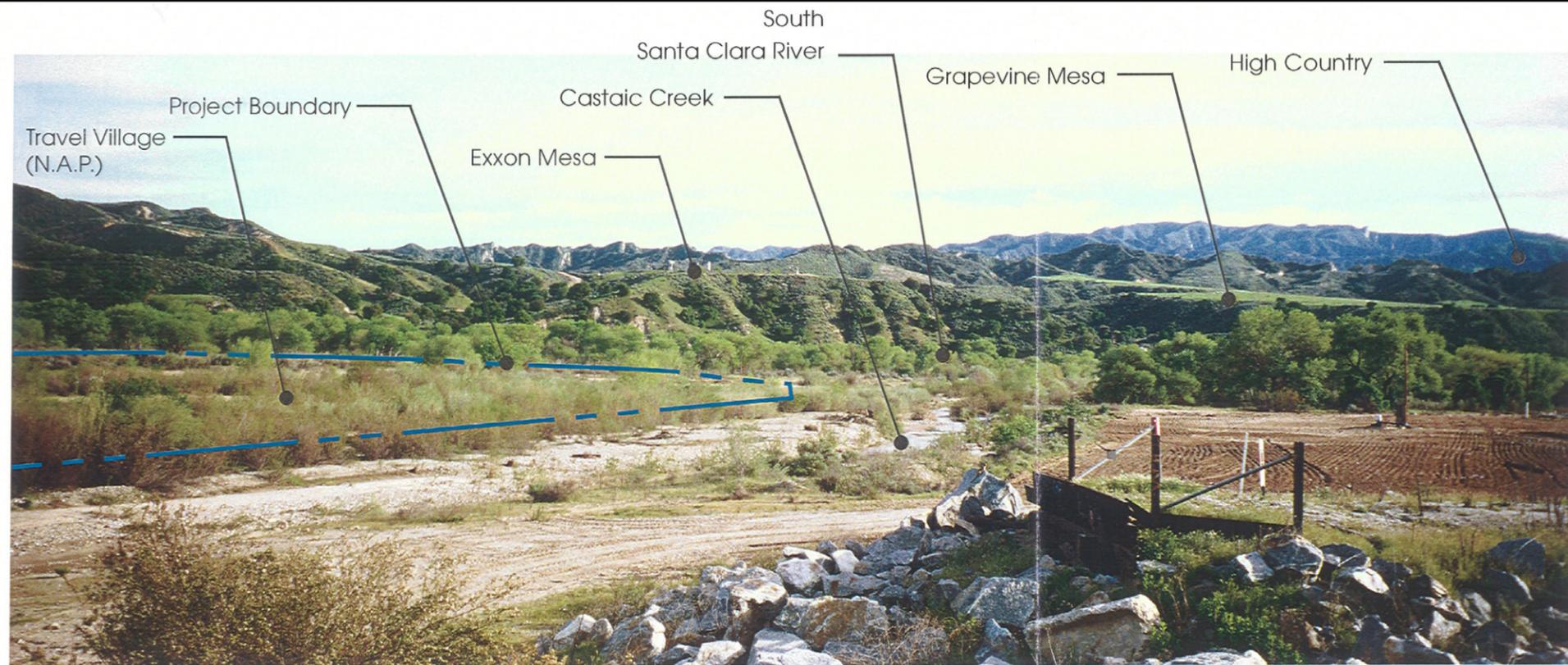
SOURCE: FORMA

FIGURE 4.15-23

Santa Clara River / SR-126 View Corridor - Location 5



East



West

VIEW 5 BEFORE

North

South

VIEW 5 AFTER



East

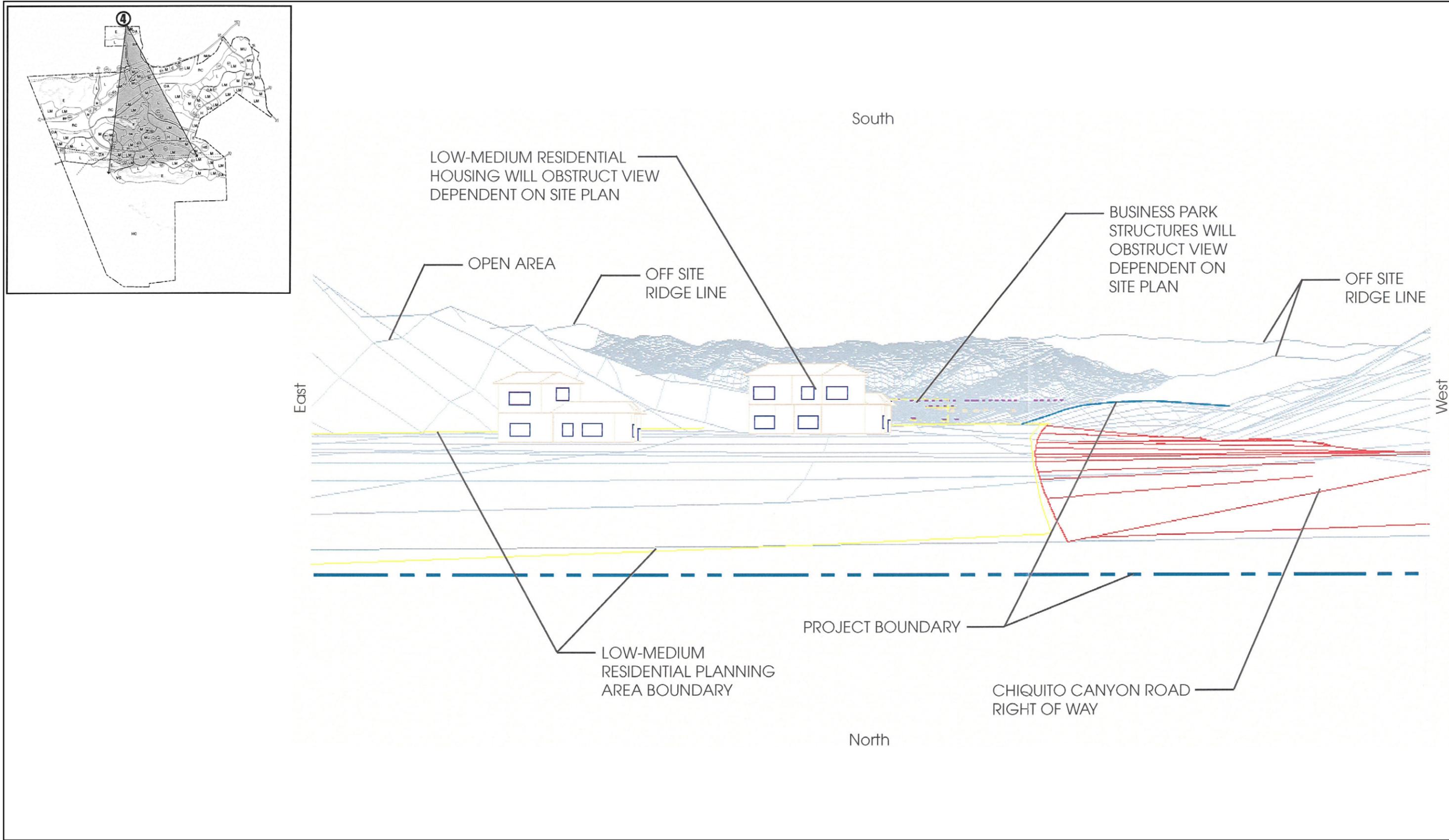
West

North

SOURCE: FORMA, Impact Sciences, Inc. – July 2007

FIGURE 4.15-24

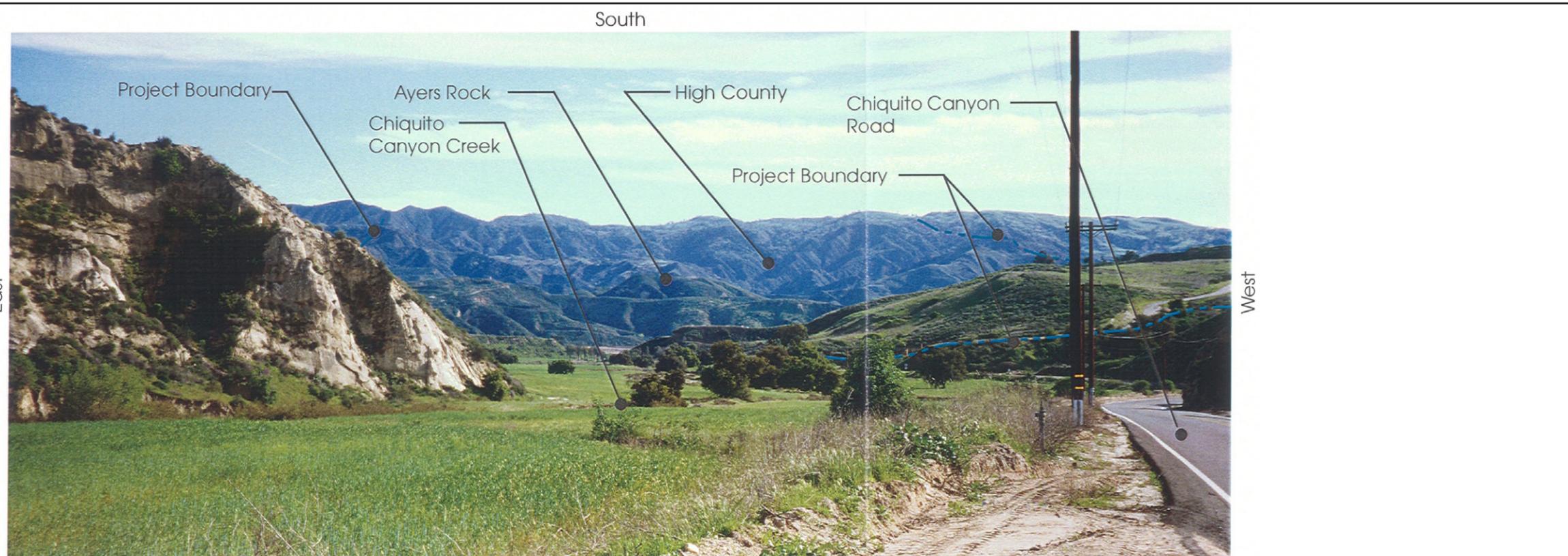
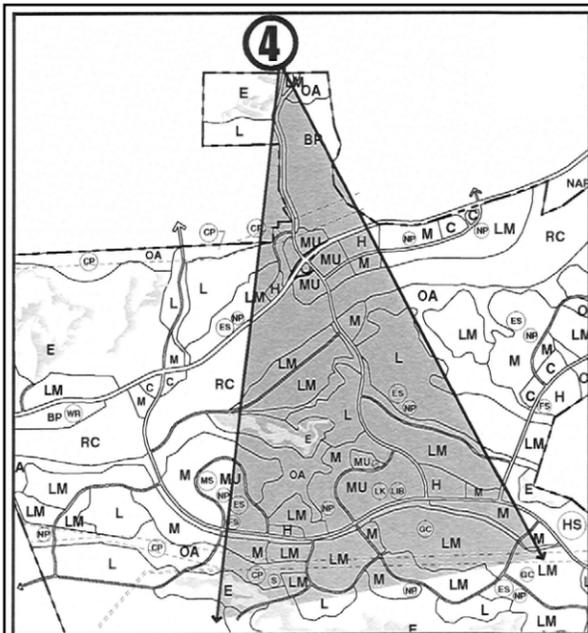
Santa Clara River / SR-126 View Corridor - Location 5



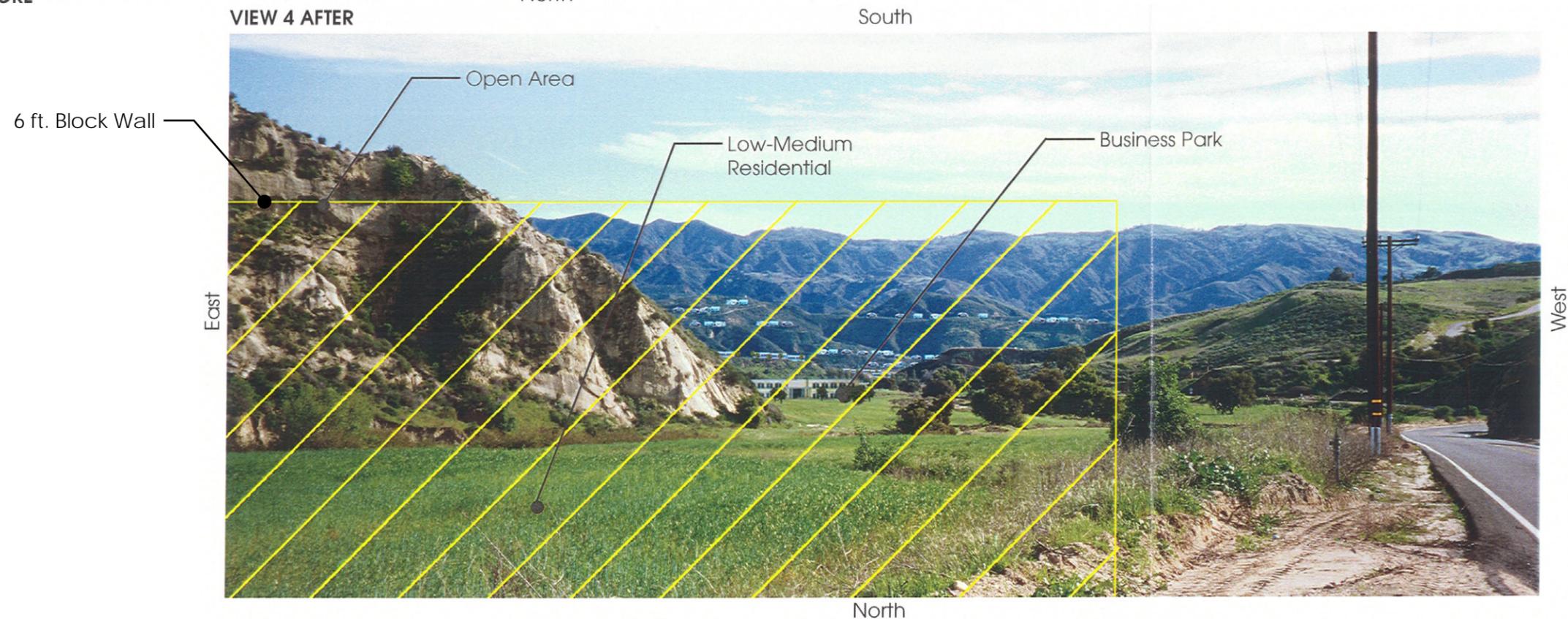
SOURCE: FORMA

FIGURE 4.15-25

Chiquito Canyon View - Location 4



VIEW 4 BEFORE

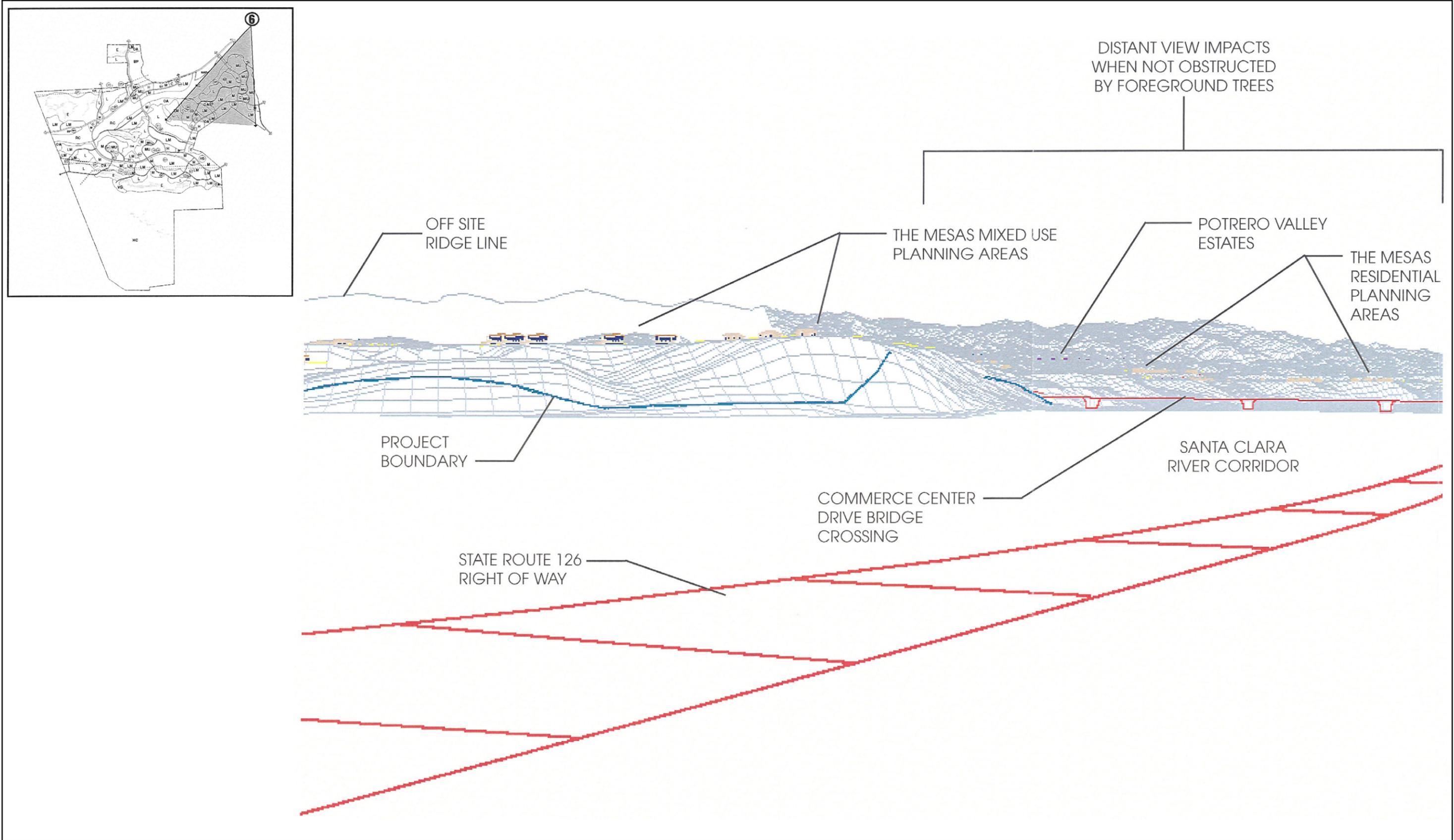


VIEW 4 AFTER

SOURCE: FORMA

FIGURE 4.15-26

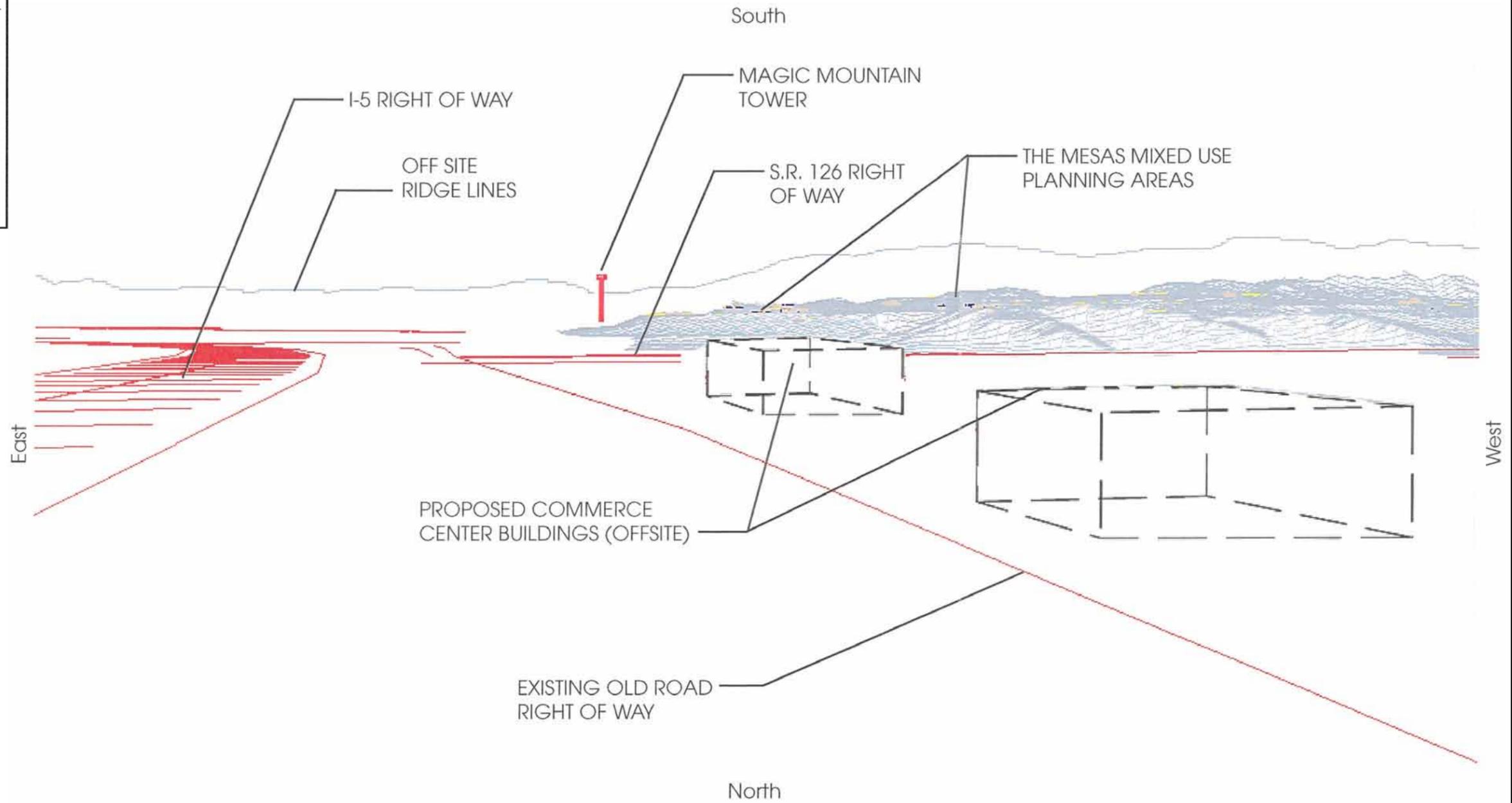
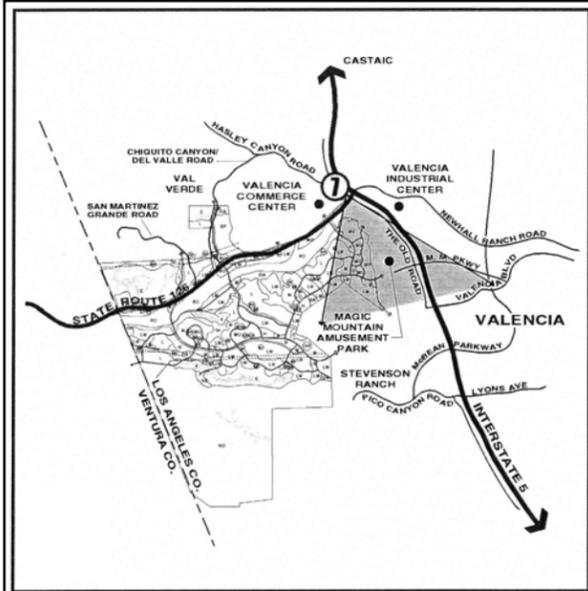
Chiquito Canyon View - Location 4



SOURCE: FORMA

FIGURE 4.15-27

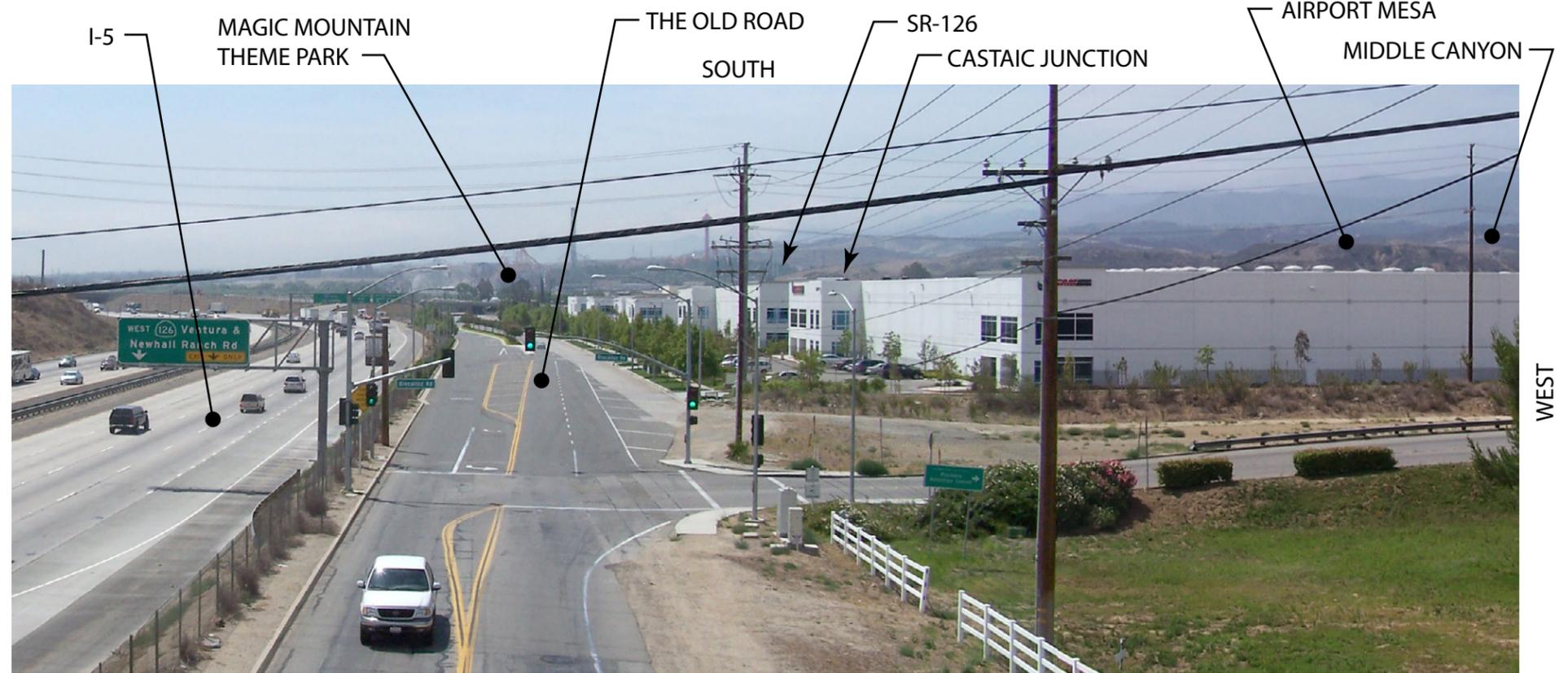
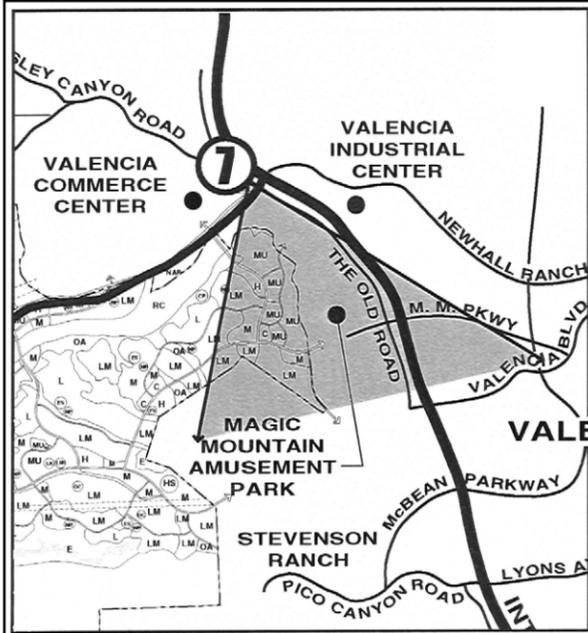
I-5 View - Location 6



SOURCE: FORMA

FIGURE 4.15-29

I-5 View - Location 7

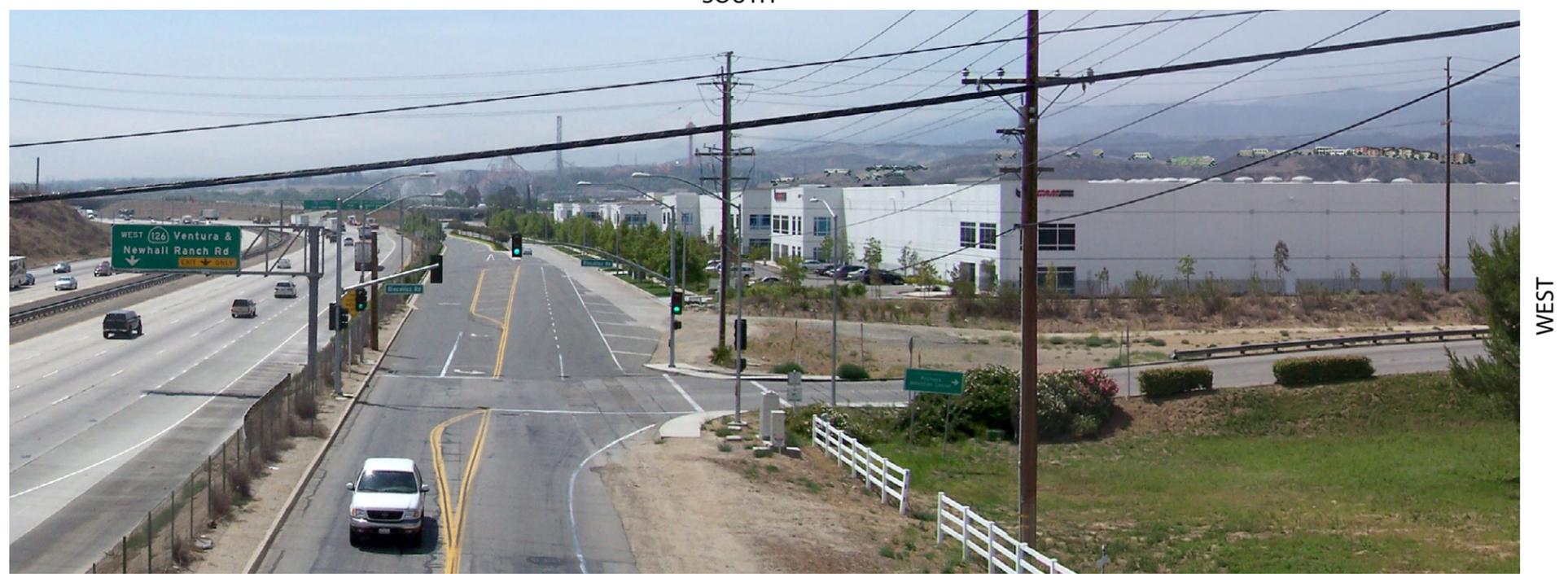


VIEW 7 BEFORE

NORTH

VIEW 7 AFTER

SOUTH

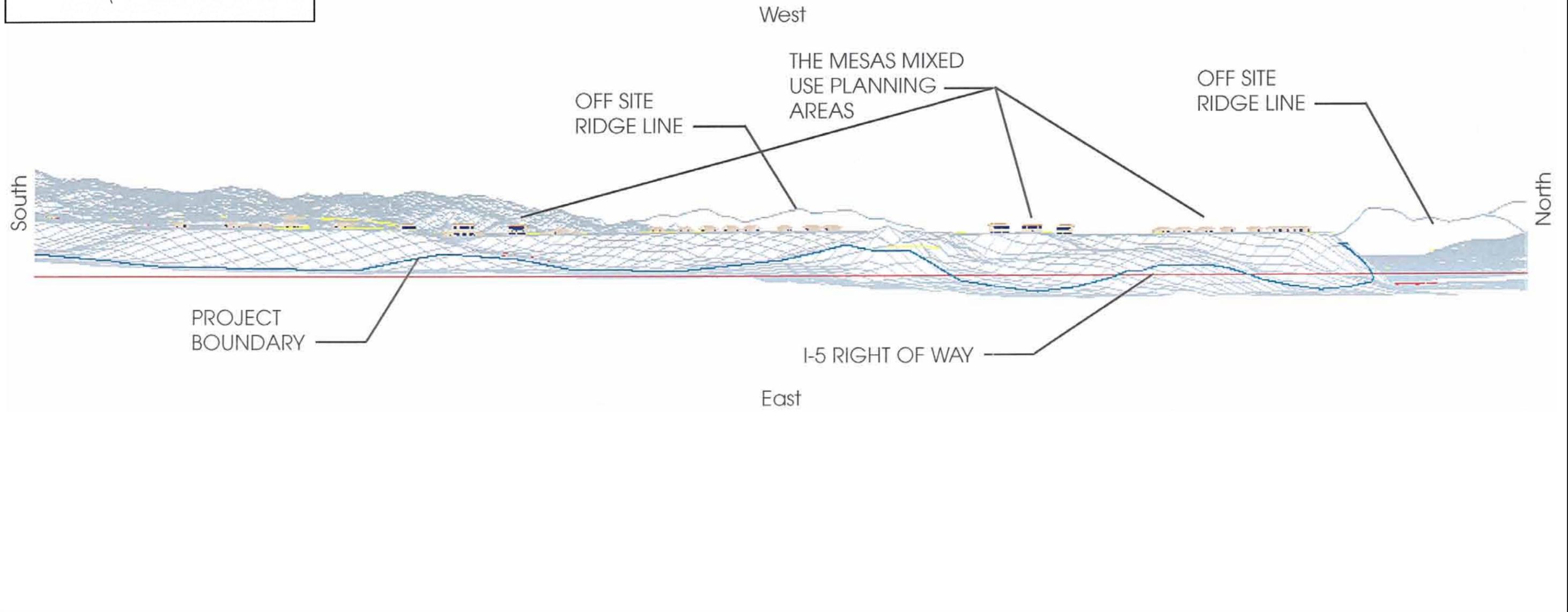
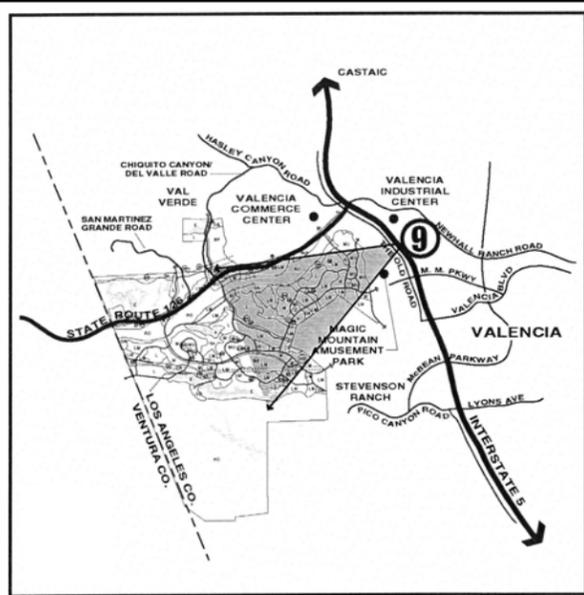


NORTH

SOURCE: FORMA/Impact Sciences, Inc. – August 2007

FIGURE 4.15-30

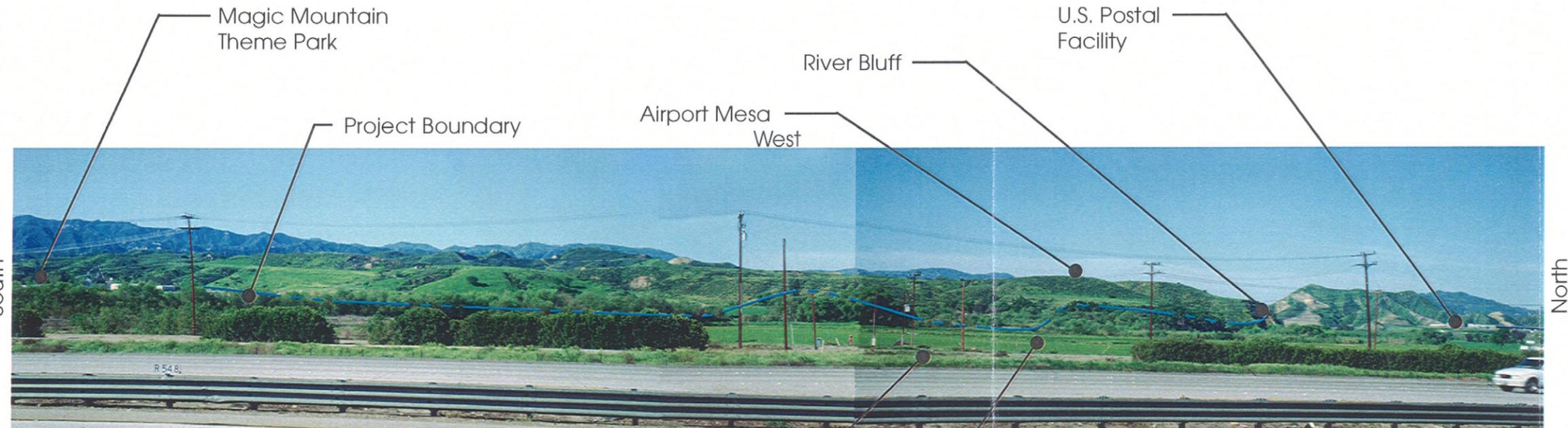
I-5 View - Location 7



SOURCE: FORMA

FIGURE 4.15-31

I-5 View - Location 9



VIEW 9 BEFORE

Existing Commercial Land Use & Zoning East
 Existing Industrial Land Use & Zoning

Anticipated Commercial Structures

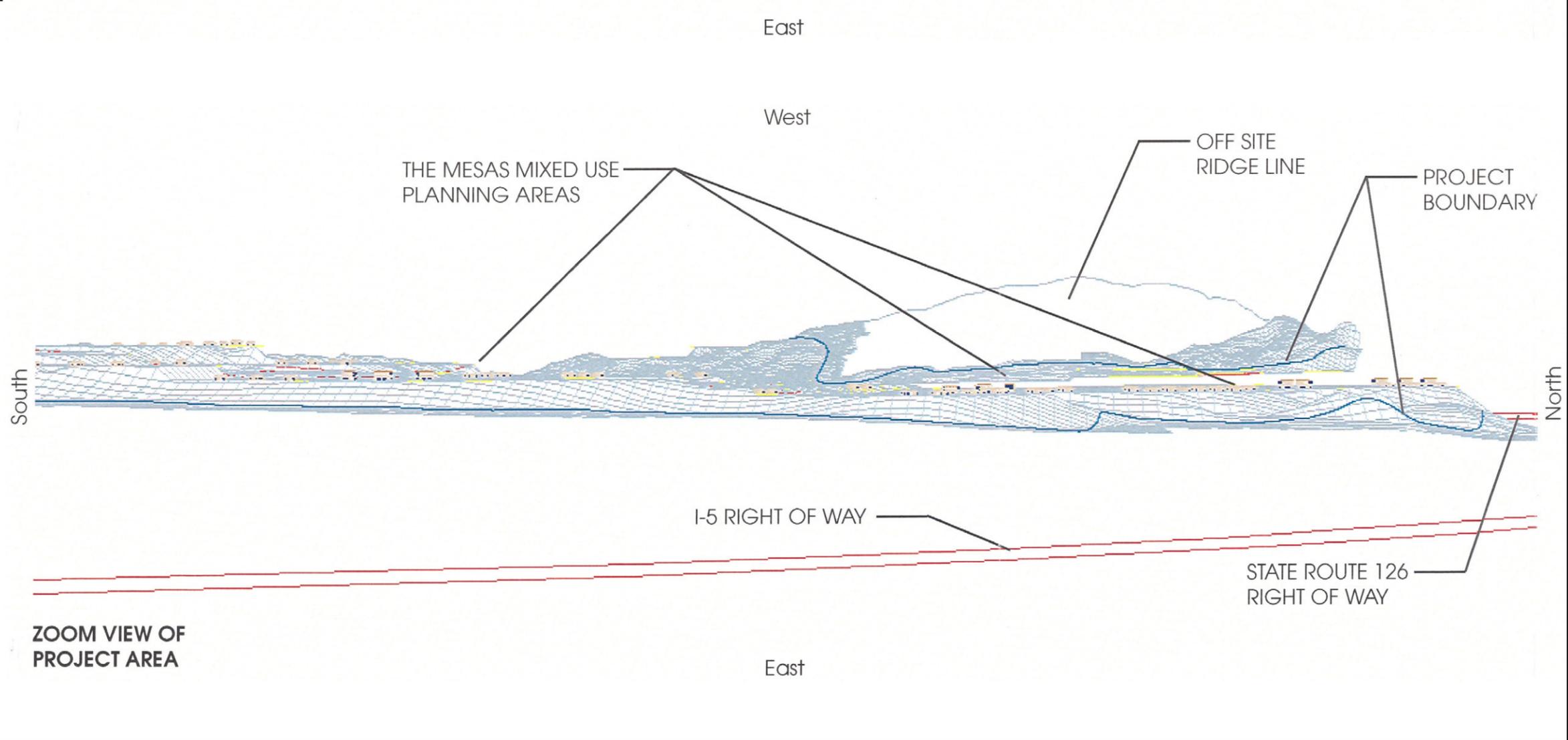
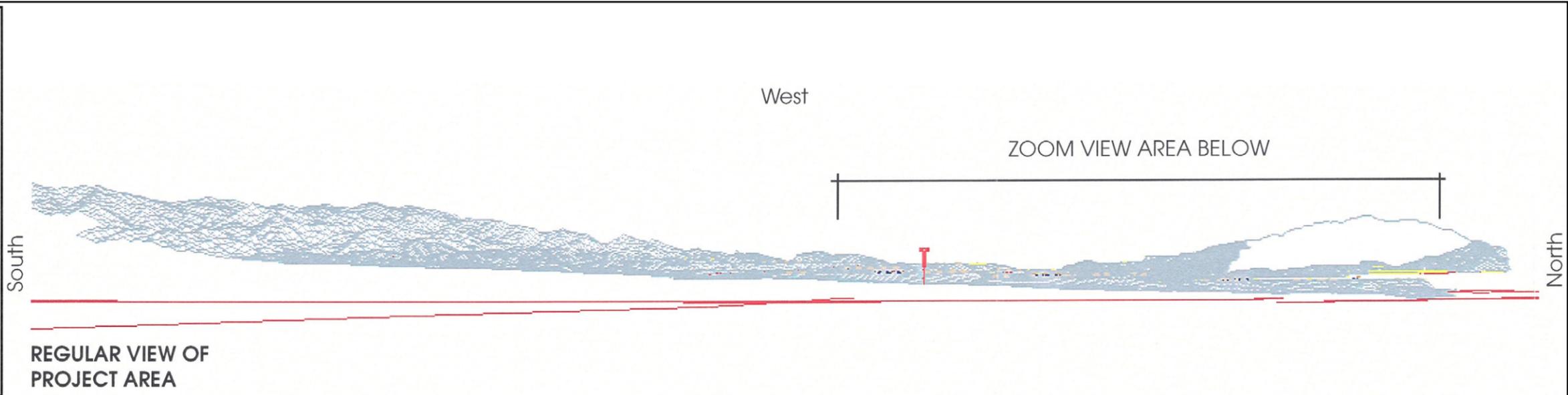
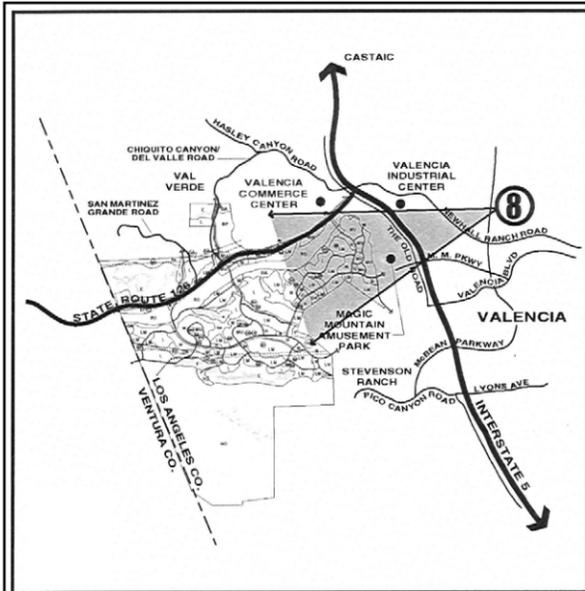


VIEW 9 AFTER

SOURCE: FORMA

FIGURE 4.15-32

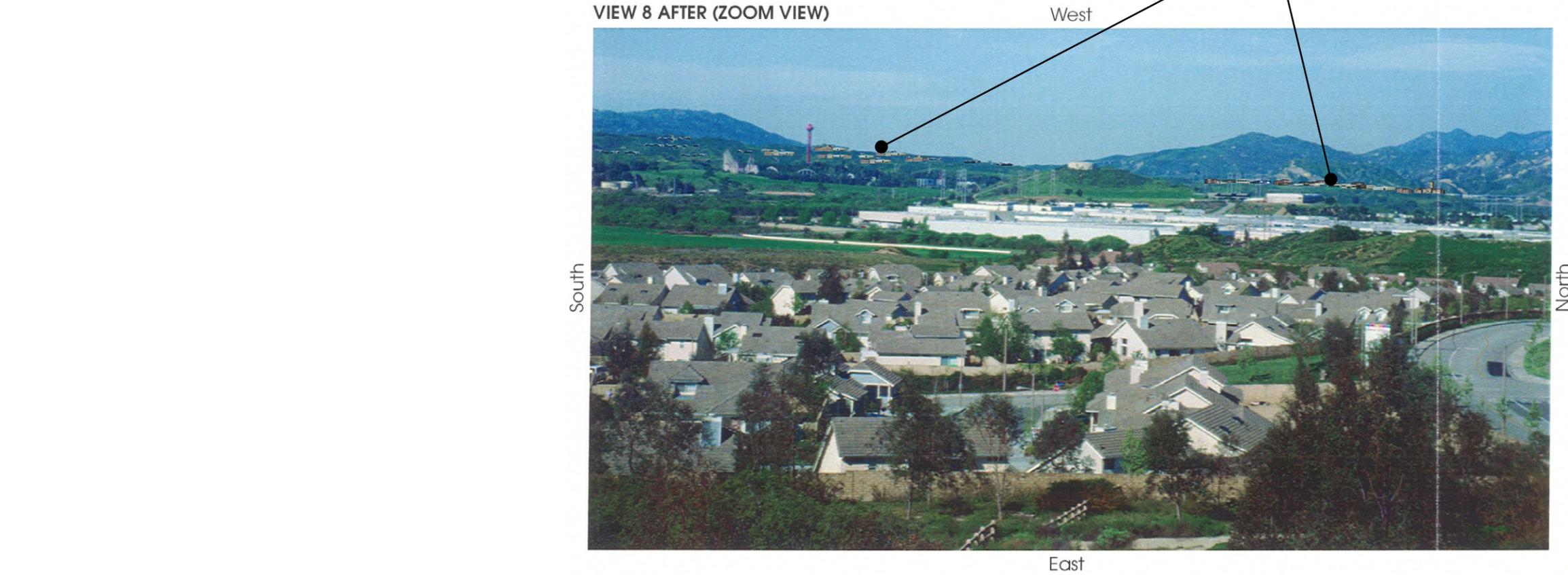
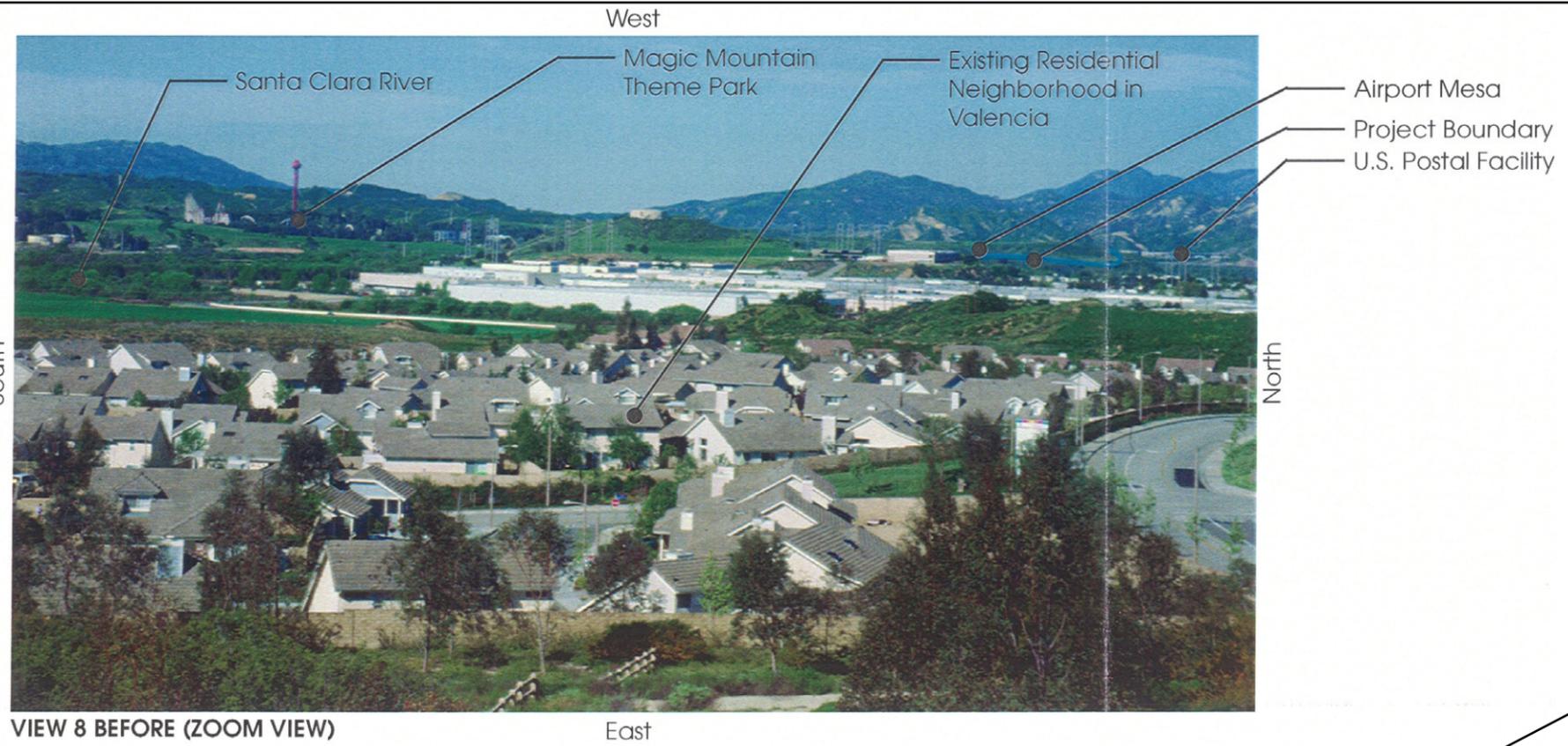
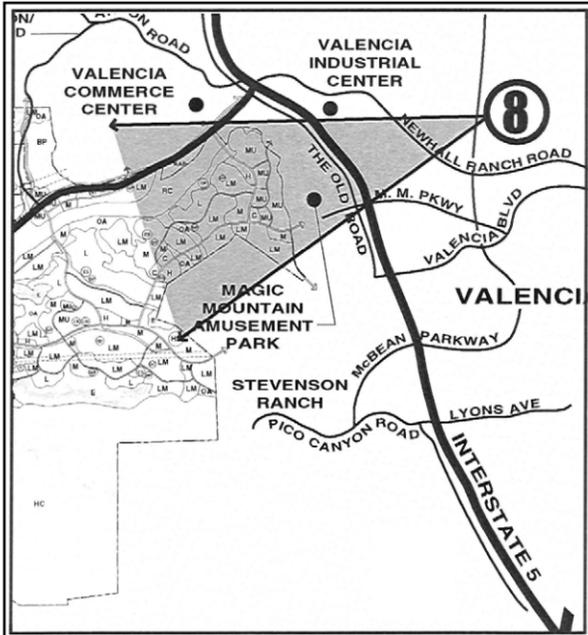
I-5 View - Location 9



SOURCE: FORMA

FIGURE 4.15-33

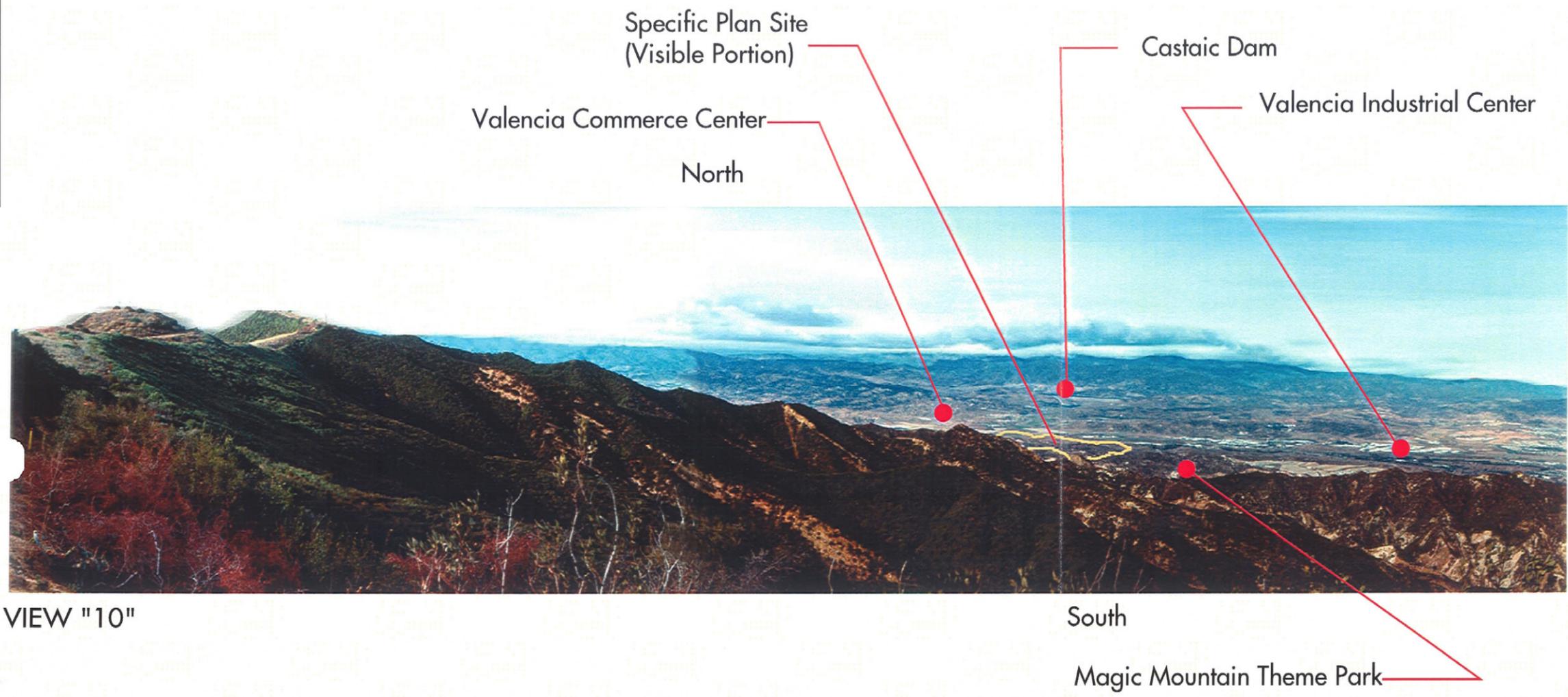
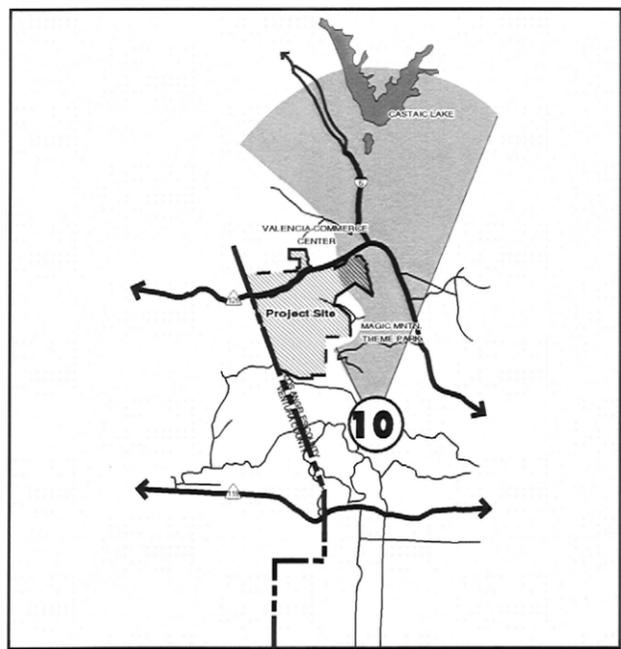
City of Santa Clarita View - Location 8



SOURCE: FORMA

FIGURE 4.15-34

City of Santa Clarita View - Location 8



VIEW "10"

SOURCE: FORMA

FIGURE 4.15-35

Rim of the Valley Trail - Location 10

The VCC EIR (April 1990) included mitigation measures, summarized in **Table 4.15-2** and listed in **Subsection 4.15.6**, to address the visual impacts of the VCC project. The VCC EIR concluded that the VCC planning area and the surrounding area consisted of unimproved and agricultural lands. However, as described in the Project Description (**Section 2.0**) of this EIS/EIR, the existing conditions have changed. Due to large-scale commercial and industrial development that has occurred on and in the vicinity of the VCC planning area since 1990, the area's surroundings have become increasingly urban in nature. (See **Figure 4.15-36**, Commerce Center Simulation, for a before and after visual representation of the VCC Planning area.) Therefore, although implementation of the proposed SCP would indirectly impact visual resources by facilitating additional development within the VCC planning area, those impacts would be of a lesser magnitude than those identified in 1990 because commercial development in the VCC planning area would not be out of character with the current surroundings. Furthermore, when compared with the existing conditions, build-out of the remainder of the VCC would be visually compatible with the portion of the project already constructed -- buildings similar in design would be constructed on the undeveloped portions of the site. Build-out of the VCC development in accordance with previously adopted mitigation measures would, therefore, not result in significant impacts under Significance Criteria 1, 2, or 3.

While the Entrada project has not been approved by the County, development on a portion of the project site would be facilitated by approval of the proposed SCP. The design of the Entrada project is in preliminary form at this time, and no specific visual simulations of the proposed Project are available for use in this analysis. However, it is expected that an urban-density, mixed-use residential and commercial development would be constructed on the Entrada site, which is now predominately an open area. Given its location relative to the viewing audience along the I-5 corridor, the proposed development would be visible from the travel corridor and from other locations throughout the area. The development of new urban uses on the Entrada project site would result in the conversion of an existing open area to a developed condition, which would result in substantial change to the existing visual character of the Entrada project site. Development on the Entrada site also could adversely impact scenic vistas of distant mountains that are provided from adjacent viewing locations. New sources of light and glare would be installed on this vacant site, contributing to an increase in nighttime lighting in the project region. As a result, the Entrada project would result in significant and unavoidable visual impacts under the requirements of Significance Criteria 1, 2 and 3.

4.15.6.2.3 Secondary Impacts

Visual impacts of the proposed Project would be created as Project components are constructed and become operational (*i.e.*, direct impacts), and as the development activities facilitated by the proposed Project are constructed and become operational (*i.e.*, indirect impacts). The RMDP and SCP would not result in development-related changes to the existing visual conditions at sites located beyond the Project area (*i.e.*, secondary impacts). Therefore, Alternative 2 would not create any significant secondary impacts to scenic vistas, visual character, or light and glare under Significance Criteria 1, 2, or 3.

Infrastructure provided by the RMDP would facilitate the development of new urban uses on the Specific Plan site. As the new urban uses are developed, the RMDP infrastructure facilities would be viewed in the context of the surrounding urban development. Therefore, the combined direct and indirect visual

effects of the proposed RMDP would be similar to the significant and unavoidable indirect impacts of the Specific Plan. The RMDP would not result in significant off-site visual impacts; therefore, secondary impacts of the RMDP would not contribute to the Project's significant and unavoidable visual impacts.

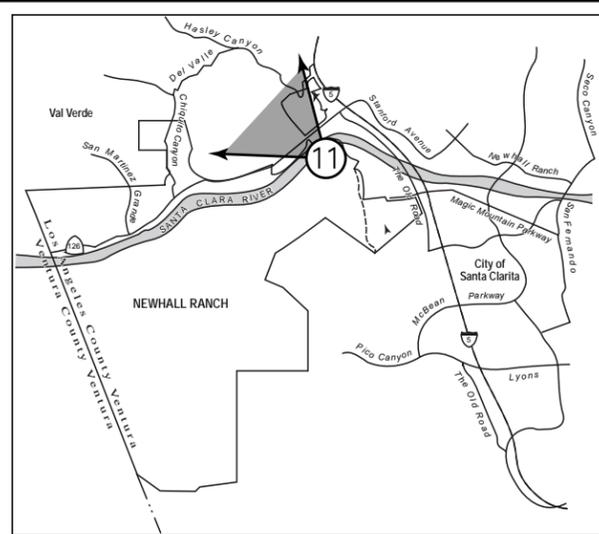
The establishment of spineflower preserves in the Project area would not result in significant direct visual impacts. Subsequent development on the VCC and Entrada project sites that would be facilitated by the SCP would result in additional urban development in the Project region. The additional development on the VCC and Entrada project sites would be viewed in the context of the facilitated development on the Specific Plan site, the existing development on the VCC site, and would incrementally contribute to the significant and unavoidable indirect visual impacts that would result from the build-out of the previously approved Specific Plan. The SCP would not result in significant off-site visual impacts; therefore, secondary impacts of the SCP would not contribute to the Project's significant and unavoidable visual impacts.

4.15.6.3 Impacts of Alternative 3 (Elimination of Planned Potrero Bridge and Additional Spineflower Preserves)

4.15.6.3.1 Direct Impacts

RMDP Direct Impacts. As explained in **Section 3.0**, Description of Alternatives, of this EIS/EIR, the RMDP component of Alternative 3 would result in the construction of 94,407 lf of bank stabilization along the east and west banks of the River and tributaries (versus 105,207 lf for the proposed Project), and 15 tributary bridges/road crossings (the same as the proposed Project). In addition, the proposed Potrero Canyon Bridge across the Santa Clara River would not be constructed under this alternative. Although adoption of this alternative would incrementally reduce the extent of proposed facilities to be constructed, the placement of bridges and exposed bank stabilization along the Santa Clara River and its tributaries would still significantly impact visual resources under Significance Criteria 1 and 2. While these impacts would be reduced by implementation of Mitigation Measure VR-1 requiring gunite and riprap materials to be neutrally-colored and uniform throughout the Project area (see **Subsection 4.15.7.2**), as well as the design features (summarized above) included in the Specific Plan, the addition of the bridges and other unnatural structures into the existing natural environment of the Project area would remain significant. Because the temporary construction sites would not be lighted, or would have only minimal nighttime security lighting, the construction activity would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area under Significance Criteria 3.

SCP Direct Impacts. The establishment of spineflower preserves within the Specific Plan and Entrada planning areas would result in inconsequential changes (*i.e.*, fencing and small signs) that would not substantially alter the existing visual conditions of the project sites.. Because the SCP would not adversely affect scenic vistas, would not adversely alter the visual quality or character of the sites or their surroundings, and would not create any new sources of light or glare, no direct adverse impacts to visual resources would occur under Significance Criteria 1, 2, or 3.



WEST



EAST

VIEW 11 BEFORE

SOUTH

VIEW 11 AFTER

NORTH

WEST



EAST

SOUTH

SOURCE: Impact Sciences, Inc. – August 2007

FIGURE 4.15-36

Commerce Center Simulation - Location 11

4.15.6.3.2 Indirect Impacts

RMDP Indirect Impacts. Implementation of the RMDP component of Alternative 3 would facilitate partial build-out of the Specific Plan. The County adopted a Statement of Overriding Considerations for visual impacts when the Specific Plan was approved. A detailed analysis of the impacts of the Specific Plan development on visual resources was presented in Section 4.7, Visual Qualities, of the Newhall Ranch Revised Draft EIR (March 1999). The mitigation measures identified in the Newhall Ranch Revised Draft EIR (March 1999), combined with the design elements included in the Specific Plan (summarized above), would reduce the visual impacts of build-out under the Specific Plan. Visual resource impacts of Alternative 3 would be slightly reduced when compared to the impacts of the previously approved Specific Plan (Alternative 2) because the amount of urban development that would occur on the Specific Plan site would be reduced. However, due to the conversion of open area to urban uses that would occur, implementation of the mitigation measures listed in **Subsection 4.15.6** would not reduce the visual resource impacts of Alternative 3 to a less-than-significant level. Indirect impacts of the RMDP component of Alternative 3 on visual resources are, therefore, considered significant after incorporation of mitigation under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

SCP Indirect Impacts. Implementation of the SCP component of Alternative 3 would facilitate development within the Specific Plan area, the VCC planning area, and a portion of the Entrada planning area. Significant and unavoidable indirect visual impacts associated with development facilitated on the Specific Plan site under Alternative 3 were evaluate above.

Alternative 3 would facilitate build-out of the VCC, resulting in the conversion of additional open area to urban uses. The new development in the VCC would have an appearance similar to previous commercial and industrial development that has occurred on the VCC site. With the implementation previously adopted mitigation measures identified by the VCC project EIR, the new development on the VCC site facilitated by the Alternative 3 SCP would not result in significant visual resource impacts under Significance Criteria 1, 2 or 3.

The Alternative 3 SCP would facilitate development of new urban uses on a portion of the Entrada project site, which would result in the conversion of an existing open area to a developed condition. Although the amount of residential development that would occur on the Entrada project site would be reduced under this alternative when compared to the proposed Project, Alternative 3 would result in substantial changes to the existing visual character of the site, with corresponding significant and unavoidable visual resource impacts under the requirements of Significance Thresholds 1, 2 and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

4.15.6.3.3 Secondary Impacts

Visual impacts of Alternative 3 would be created as Project components are constructed and become operational (*i.e.*, direct impacts) and as the development activities facilitated by Alternative 3 are constructed and become operational (*i.e.*, indirect impacts). The RMDP and SCP would not result in development-related changes to the existing visual conditions at sites located beyond the Project area (*i.e.*,

secondary impacts). Consequently, Alternative 3 would not create any significant secondary impacts to scenic vistas, visual character, or introduction of light and glare under Significance Criteria 1, 2, or 3.

Infrastructure provided by the RMDP would facilitate the development of new urban uses on the Specific Plan site. As the new urban uses are developed, the RMDP infrastructure facilities would be viewed in the context of the surrounding urban development. Therefore, the combined direct and indirect visual effects of the proposed RMDP would be similar to the significant and unavoidable indirect impacts of the Specific Plan. The RMDP would not result in significant off-site visual impacts; therefore, secondary impacts of the RMDP would not contribute to the Project's significant and unavoidable visual impacts.

The establishment of spineflower preserves in the Project area would not result in significant direct visual impacts. Subsequent development on the VCC and Entrada project sites that would be facilitated by the SCP would result in additional urban development in the Project region. The additional development on the VCC and Entrada project sites would be viewed in the context of the facilitated development on the Specific Plan site and existing development on the VCC site, and would incrementally contribute to the significant and unavoidable indirect visual impacts that would result from the build-out of the previously approved Specific Plan. The SCP would not result in significant off-site visual impacts; therefore, secondary impacts of the SCP would not contribute to the Project's significant and unavoidable visual impacts.

4.15.6.4 Impacts of Alternative 4 (Elimination of Planned Potrero Bridge and Addition of VCC Spineflower Preserve)

4.15.6.4.1 Direct Impacts

RMDP Direct Impacts. As explained in **Section 3.0**, Description of Alternatives, of this EIS/EIR, the RMDP component of Alternative 4 would result in the construction of 93,277 lf of bank stabilization along the east and west banks of the River and tributaries (versus 105,207 lf for the proposed Project), and 15 tributary bridges/road crossings (the same as the proposed Project). In addition, the Potrero Canyon bridge across the Santa Clara River proposed under Alternative 2 would not be constructed under this alternative. Alternative 4 would include a suite of mitigation measures similar to those proposed for Alternative 2, which are summarized above.

Implementation of the RMDP component of Alternative 4 would result in significant direct impacts to visual resources, as the construction of the bridge and exposed gunite and riprap bank stabilization would substantially degrade the existing visual character of the Project area. While these impacts would be reduced by implementation of Mitigation Measure VR-1, presented in **Subsection 4.15.7.2**, which requires gunite and riprap materials to be neutrally-colored and uniform throughout the Project area, as well as the design features included in the Specific Plan, the addition of the bridges and other unnatural structures into the existing natural environment of the Project area would remain unavoidably significant. Although adoption of this alternative would incrementally reduce the extent of proposed facilities to be constructed, the placement of a bridges and exposed bank stabilization along the Santa Clara River and its tributaries would still significantly impact visual resources under Significance Criteria 1 and 2. Because the temporary construction sites would not be lighted, or would have only minimal nighttime security

lighting, the construction activity would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area under Significance Criteria 3.

SCP Direct Impacts. The establishment of spineflower preserves on the Specific Plan site and in the VCC and Entrada planning areas would result in inconsequential changes (*i.e.*, fencing and small signs) that would not substantially alter the existing visual conditions of the project sites. Because the SCP would not adversely affect scenic vistas, would not adversely alter the visual quality or character of the sites or their surroundings, and would not create any new sources of light or glare, no direct adverse impacts to visual resources would occur under Significance Criteria 1, 2, or 3.

4.15.6.4.2 Indirect Impacts

RMDP Indirect Impacts. Implementation of RMDP component of Alternative 4 would facilitate partial build-out of the Specific Plan. The mitigation measures identified in the Newhall Ranch Revised Draft EIR (March 1999), described above in **Table 4.15-1**, combined with the design elements included in the Specific Plan, would be applicable to this alternative and would reduce the visual impacts of the Specific Plan development. However, despite the reduction in development footprint facilitated, Alternative 4 would be very similar in appearance to Alternative 2, and would result in significant impacts to visual resources approximately equal in magnitude to those of the proposed Project under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP- 5.0-33-35, and VR-1 and VR-2.

SCP Indirect Impacts. Implementation of the SCP component of Alternative 4 would facilitate development on the Specific Plan site. Although Alternative 4 would result in less development on the Specific Plan site than would occur with the implementation of the proposed Project (Alternative 2), visual impacts associated with build-out of the Specific Plan under this alternative would significantly impact scenic vistas, visual character, and result in light and glare impacts under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

No visual resource impacts would occur on the VCC project site under Alternative 4 because this alternative would preclude build-out of the VCC planning area. The Alternative 4 SCP would facilitate development of new urban uses on a portion of the Entrada project site, which would result in the conversion of an existing open area to a developed condition. Although the amount of residential development that would occur on the Entrada project site would be reduced under this alternative when compared to the proposed Project, Alternative 4 would result in substantial changes to the existing visual character of the site, with corresponding significant and unavoidable visual resource impacts under the requirements of Significance Thresholds 1, 2 and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

4.15.6.4.3 Secondary Impacts

Visual impacts of Alternative 4 would be created as Project components are constructed and become operational (*i.e.*, direct impacts) and as the development activities facilitated by the proposed Project are constructed and are operational (*i.e.*, indirect impacts). The RMDP and SCP would not result in

development-related changes to the existing visual conditions at sites located beyond the Project area (*i.e.*, secondary impacts). Consequently, Alternative 4 would not create any significant secondary impacts to scenic vistas, visual character, or introduction of light and glare under Significance Criteria 1, 2, or 3.

Infrastructure provided by the RMDP would facilitate the development of new urban uses on the Specific Plan site. As the new urban uses are developed, the RMDP infrastructure facilities would be viewed in the context of the surrounding urban development. Therefore, the combined direct and indirect visual effects of the proposed RMDP would be similar to the significant and unavoidable indirect impacts of the Specific Plan. The RMDP would not result in significant off-site visual impacts; therefore, secondary impacts of the RMDP would not contribute to the Project's significant and unavoidable visual impacts.

The establishment of spineflower preserves in the Project area would not result in significant direct visual impacts. Subsequent development on the Entrada project site facilitated by the SCP would result in additional urban development in the Project region. The additional development on the Entrada site would be viewed in the context of the facilitated development on the Specific Plan site, and would incrementally contribute to the significant and unavoidable indirect visual impacts that would result from the build-out of the previously approved Specific Plan project. The SCP would not result in significant off-site visual impacts; therefore, secondary impacts of the SCP would not contribute to the Project's significant and unavoidable visual impacts.

4.15.6.5 Impacts of Alternative 5 (Widen Tributary Drainages and Addition of VCC Spineflower Preserve)

4.15.6.5.1 Direct Impacts

RMDP Direct Impacts. As explained in **Section 3.0**, Description of Alternatives, of this EIS/EIR, the RMDP component of Alternative 5 would result in the construction of 89,658 lf of bank stabilization along the east and west banks of the River and tributaries (versus 105,207 lf for the proposed Project), and 15 bridges/road crossings (same as the proposed Project). Implementation of the RMDP component of Alternative 5 would result in significant direct impacts to visual resources, as the construction of the bridge and exposed gunite and riprap bank stabilization would substantially degrade the existing visual character of the Project site. While these impacts would be reduced by implementation of Mitigation Measure VR-1, requiring gunite and riprap materials to be neutrally-colored and uniform throughout the Project area, as well as the design features included in the Specific Plan, impacts to scenic resources and degradation of visual character would remain significant under Significance Criteria 1 and 2. Lights on the bridges over the Santa Clara River would be permanently installed; however, no other lighting is proposed with the RMDP improvements. Given the minimum amount of lighting proposed and the minimal viewing availability of the bridges from KOPs, the impact associated with lighting is considered less than significant under Significance Criteria 3.

SCP Direct Impacts. The establishment of spineflower preserves on the Specific Plan site and on the VCC and Entrada planning areas would result in inconsequential changes (*i.e.*, fencing and small signs) that would not substantially alter the existing visual conditions of the project sites. Because the SCP would not adversely affect scenic vistas, would not adversely alter the visual quality or character of the

sites or their surroundings, and would not create any new sources of light or glare, no direct adverse impacts to visual resources would occur under Significance Criteria 1, 2, or 3.

4.15.6.5.2 Indirect Impacts

RMDP Indirect Impacts. Implementation of the RMDP component of Alternative 5 would facilitate partial build-out of the Specific Plan. As the Specific Plan site is visible from the view corridors identified in this section, build-out of urban uses on the site would result in significant impacts to visual resources. Despite the reduction the number of residential units and commercial square footage provided on the Specific Plan site, Alternative 5 would be visually similar to Alternative 2 and would result in significant impacts to visual resources under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

SCP Indirect Impacts. Implementation of the SCP component of Alternative 5 would facilitate partial build-out of development on the Specific Plan site. Alternative 5 would result in less Specific Plan-related development than the proposed Project (Alternative 2), but, build-out of the Specific Plan under Alternative 5 would result in significant impacts to scenic vistas, visual character, and light and glare under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

No visual resource impacts would occur on the VCC project site under Alternative 5 because this alternative would preclude build-out of the VCC planning area. The Alternative 5 SCP would facilitate development of new urban uses on a portion of the Entrada project site, which would result in the conversion of an existing open area to a developed condition. Although the amount of residential development that would occur on the Entrada project site would be reduced under this alternative when compared to the proposed Project, Alternative 5 would result in substantial changes to the existing visual character of the site, with corresponding significant and unavoidable visual resource impacts under the requirements of Significance Thresholds 1, 2 and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

4.15.6.5.3 Secondary Impacts

Visual impacts of Alternative 5 would be created as Project components are constructed and become operational (*i.e.*, direct impacts) and as the development activities facilitated by the proposed Project are constructed and become operational (*i.e.*, indirect impacts). The RMDP and SCP would not result in development-related changes to the existing visual conditions at sites located beyond the Project area (*i.e.*, secondary impacts). Consequently, Alternative 5 would not create any significant secondary impacts to scenic vistas, visual character, and light and glare under Significance Criteria 1, 2, or 3.

Infrastructure provided by the RMDP would facilitate the development of new urban uses on the Specific Plan site. As the new urban uses are developed, the RMDP infrastructure facilities would be viewed in the context of the surrounding urban development. Therefore, the combined direct and indirect visual effects of the proposed RMDP would be similar to the significant and unavoidable indirect impacts of the

Specific Plan. The RMDP would not result in significant off-site visual impacts; therefore, secondary impacts of the RMDP would not contribute to the Project's significant and unavoidable visual impacts.

The establishment of spineflower preserves in the Project area would not result in significant direct visual impacts. Subsequent development on the Entrada project site facilitated by the SCP would result in additional urban development in the Project region. The additional development on the Entrada site would be viewed in the context of the facilitated development on the Specific Plan site, and would incrementally contribute to the significant and unavoidable indirect visual impacts that would result from the build-out of the previously approved Specific Plan. The SCP would not result in significant off-site visual impacts; therefore, secondary impacts of the SCP would not contribute to the Project's significant and unavoidable visual impacts.

4.15.6.6 Impacts of Alternative 6 (Elimination of Planned Commerce Center Drive Bridge and Maximum Spineflower Expansion/Connectivity)

4.15.6.6.1 Direct Impacts

RMDP Direct Impacts. As explained in **Section 3.0**, Description of Alternatives, of this EIS/EIR, the RMDP component of Alternative 6 would result in the construction of 101,479 lf of bank stabilization along the east and west banks of the River and tributaries (versus 105,207 lf for the proposed Project), and 17 tributary bridges/road crossings (versus 15 for the proposed Project). In addition, the previously permitted bridge across the river at Commerce Center Drive would not be constructed under this alternative. Adoption of Alternative 6 would involve the construction of more tributary bridges, one less bridge over the Santa Clara River and less bank stabilization than the proposed Project. This alternative would still result in significant impacts to visual resources under Significance Criteria 1, 2, and 3, and those impacts would be somewhat decreased when compared to the impacts of the proposed RMDP (Alternative 2).

SCP Direct Impacts. The establishment of spineflower preserves within the Specific Plan area, and the VCC and Entrada planning areas would result in inconsequential changes (*i.e.*, fencing and small signs) that would not substantially alter the existing visual conditions of the project sites. Because the SCP would not adversely affect scenic vistas, would not adversely alter the visual quality or character of the sites or their surroundings, and would not create any new sources of light or glare, no adverse impacts to visual resources would directly occur under Significance Criteria 1, 2, or 3.

4.15.6.6.2 Indirect Impacts

RMDP Indirect Impacts. Implementation of the RMDP component of Alternative 6 would facilitate partial build-out of the Specific Plan. Despite the reduction in the number of residential units and commercial square footage provided on the Specific Plan site, Alternative 6 would result in significant impacts to scenic vistas, visual character, and light and glare under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2. However, the magnitude of these impacts would be reduced because the easternmost portion of the Specific Plan area, which is the most prominent portion of the site as viewed from the I-5 corridor, would be designated as a spineflower preserve and open space under this alternative.

SCP Indirect Impacts. Implementation of the SCP component of Alternative 6 would facilitate partial build-out of development on the Specific Plan site. Alternative 6 would result in less Specific Plan-related development than the proposed Project (Alternative 2), but, build-out of the Specific Plan under Alternative 6 would result in significant impacts to scenic vistas, visual character, and light and glare under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

No visual resource impacts would occur on the VCC project site under Alternative 6 because this alternative would preclude build-out of the VCC planning area. The Alternative 6 SCP would facilitate development of new urban uses on a portion of the Entrada project site, which would result in the conversion of an existing open area to a developed condition. Although the amount of residential development that would occur on the Entrada project site would be reduced under this alternative when compared to the proposed Project, Alternative 6 would result in substantial changes to the existing visual character of the site, with corresponding significant and unavoidable visual resource impacts under the requirements of Significance Thresholds 1, 2 and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

4.15.6.6.3 Secondary Impacts

Visual impacts of Alternative 6 would be created as Project components are constructed and become operational (*i.e.*, direct impacts) and as the development activities facilitated by the proposed Project are constructed and become operational (*i.e.*, indirect impacts). The RMDP would not result in development-related changes to the existing visual conditions at sites located beyond the Project area (*i.e.*, secondary impacts). Consequently, Alternative 6 would not create any significant secondary impacts to scenic vistas, visual character, or light and glare under Significance Criteria 1, 2, or 3.

Infrastructure provided by the RMDP would facilitate the development of new urban uses on the Specific Plan site. As the new urban uses are developed, the RMDP infrastructure facilities would be viewed in the context of the surrounding urban development. Therefore, the combined direct and indirect visual effects of the proposed RMDP would be similar to the significant and unavoidable indirect impacts of the Specific Plan. The RMDP would not result in significant off-site visual impacts; therefore, secondary impacts of the RMDP would not contribute to the Project's significant and unavoidable visual impacts.

The establishment of spineflower preserves in the Project area would not result in significant direct visual impacts. Subsequent development on the Entrada project site facilitated by the SCP would result in additional urban development in the Project region. The additional development on the Entrada site would be viewed in the context of the facilitated development on the Specific Plan site, and would incrementally contribute to the significant and unavoidable indirect visual impacts that would result from the build-out of the previously approved Specific Plan. The SCP would not result in significant off-site visual impacts; therefore, secondary impacts of the SCP would not contribute to the Project's significant and unavoidable visual impacts.

4.15.6.7 Impacts of Alternative 7 (Avoidance of 100-Year Floodplain, Elimination of Two Planned Bridges, and Avoidance of Spineflower)**4.15.6.7.1 Direct Impacts**

RMDP Direct Impacts. As explained in **Section 3.0**, Description of Alternatives, of this EIS/EIR, the RMDP component of Alternative 7 would result in the construction of 144,911 lf of bank stabilization along the east and west banks of the River and tributaries (versus 105,207 lf for the proposed Project), and 19 tributary bridges/road crossings (versus 15 for the proposed Project). The proposed bridge crossing the river at Potrero Canyon Road would not be constructed under this alternative. In addition, the previously permitted bridge across the river at Commerce Center Drive would not be developed under this alternative. This alternative would involve the construction of more tributary bridges, two fewer bridges over the Santa Clara River and more bank stabilization than the proposed Project. The reduction in the number of bridges over the Santa Clara River would reduce the visual resource impacts associated with implementation of the proposed Project. An increase in bank stabilization area would result in increased short-term visual impacts, but the stabilized areas would be revegetated and not result in a substantial increase in long-term visual impacts. As a result, this alternative would result in significant impacts to visual resources under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2. Those impacts would be somewhat reduced when compared to the impacts of the proposed RMDP (Alternative 2).

SCP Direct Impacts. The establishment of spineflower preserves within the Specific Plan area and the VCC and Entrada planning areas would result in inconsequential changes (*i.e.*, fencing and small signs) that would not result in the construction of visible development components. Because the SCP would not adversely affect scenic vistas, would not adversely alter the visual quality or character of the sites or their surroundings, and would not create any new sources of light or glare, no direct adverse impacts to visual resources would occur under Significance Criteria 1, 2, or 3.

4.15.6.7.2 Indirect Impacts

RMDP Indirect Impacts. Implementation of the RMDP component of Alternative 7 would indirectly facilitate partial build-out of the Specific Plan. Despite a reduction in impacts resulting from a decrease in the number of residential units and commercial square footage provided on the Specific Plan site when compared to the proposed Project, Alternative 7 still would result in significant impacts to visual resources under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2. In addition, the magnitude of these impacts would be reduced because the easternmost portion of the Specific Plan area, which is the most prominent portion of the site as viewed from the I-5 corridor, would be designated for spineflower preserves and open space uses under this alternative.

SCP Indirect Impacts. Implementation of the SCP component of Alternative 7 would indirectly facilitate partial build-out of development on the Specific Plan site. Alternative 7 would result in less Specific Plan-related development than the proposed Project (Alternative 2); but, build-out of the Specific Plan under Alternative 7 would result in significant impacts to scenic vistas, visual character, and light

and glare under Significance Criteria 1, 2, and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

No visual resource impacts would occur on the VCC project site under Alternative 7 because this alternative would preclude build-out of the VCC planning area. The Alternative 7 SCP would facilitate development of new urban uses on a portion of the Entrada project site, which would result in the conversion of an existing open area to a developed condition. Although the amount of residential and commercial development on the Entrada project site would be reduced under this alternative when compared to the proposed Project, Alternative 7 would result in substantial changes to the existing visual character of the site, with corresponding significant and unavoidable visual resource impacts under the requirements of Significance Thresholds 1, 2 and 3, even with implementation of Mitigation Measures SP-4.7-1, SP-5.0-33-35, and VR-1 and VR-2.

4.15.6.7.3 Secondary Impacts

Visual impacts of Alternative 7 would be created as Project components are constructed and become operational (*i.e.*, direct impacts) and as the development activities facilitated by Alternative 7 are constructed and become operational (*i.e.*, indirect impacts). The RMDP and SCP would not result in development-related changes to the existing visual conditions at sites located beyond the Project area (*i.e.*, secondary impacts). Consequently, Alternative 7 would not create any significant secondary impacts scenic vistas, visual character, or light and glare under Significance Criteria 1, 2, or 3.

Infrastructure provided by the RMDP would facilitate the development of new urban uses on the Specific Plan site. As the new urban uses are developed, the RMDP infrastructure facilities would be viewed in the context of the surrounding urban development. Therefore, the combined direct and indirect visual effects of the proposed RMDP would be similar to the significant and unavoidable indirect impacts of the Specific Plan. The RMDP would not result in significant off-site visual impacts; therefore, secondary impacts of the RMDP would not contribute to the Project's significant and unavoidable visual impacts.

The establishment of spineflower preserves in the Project area would not result in significant direct visual impacts. Subsequent development on the Entrada project site facilitated by the SCP would result in additional urban development in the Project region. The additional development on the Entrada site would be viewed in the context of the facilitated development on the Specific Plan site, and would incrementally contribute to the significant and unavoidable indirect visual impacts that would result from the build-out of the previously approved Specific Plan. The SCP would not result in significant off-site visual impacts; therefore, secondary impacts of the SCP would not contribute to the Project's significant and unavoidable visual impacts.

4.15.6.8 Pre-Mitigation Significance

Using the significance criteria identified in this section, it has been determined that the proposed Project and all alternatives, except for the No Action/No Project Alternative, would result in significant impacts to visual resources. However, the magnitude of visual impacts would be noticeably reduced with implementation of Alternatives 5, 6, and 7; with Alternative 7 having the least visual impact in

comparison with the other development alternatives. This is because Alternatives 5, 6, and 7 each result in less development in the eastern portion of the Specific Plan site, an area that is visible to viewers located along the I-5 corridor. Nonetheless, each of the development alternatives would substantially alter scenic vistas, adversely alter the visual quality and character of the Project site and its surroundings, and would introduce new sources of light and glare to the area.

4.15.7 MITIGATION MEASURES

4.15.7.1 Mitigation Measures Already Required by the Adopted Newhall Ranch Specific Plan EIR

The County of Los Angeles previously adopted mitigation measures to minimize impacts to visual resources within the Specific Plan area as part of its adoption of the Newhall Ranch Specific Plan and WRP. These measures are found in the previously certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plans for the Specific Plan and WRP (May 2003), and are summarized above in **Table 4.15-1**. In addition, these mitigation measures are set forth in full below, and preceded by "SP," which stands for Specific Plan. Relatedly, the Specific Plan's Mitigation Monitoring Plan defines particular project design features incorporated into the Specific Plan itself that will facilitate preservation of significant visual resources; these project design features also are presented in the text below, which is from the Specific Plan's Mitigation Monitoring Plan.

Key mitigation measures incorporated into the Specific Plan include, but are not limited to:

- preservation of natural Santa Clara River vegetation and River bluffs,
- preservation of canyons tributary to the Santa Clara River and other Open Area,
- placement of the regional River Trail in between SR-126 and the River,
- regulation and limitation of urban uses between SR-126 and the River which create large windows for viewing the River Corridor, the River bluffs and Santa Susana Mountains from SR-126,
- preservation of the High Country SMA,
- preservation of significant topographic features, such as Sawtooth Ridge and Ayers Rock,
- installation of landscaping, and
- preservation of significant oak tree stands (less than 4 percent of the estimated 16,000+ oak trees would be impacted).

Chapters 3 and 4 of the Specific Plan contain proposed Development Regulations and Design Guidelines, respectively. The reader is referred to those Chapters of the Specific Plan for the complete list. The Development Regulations and Design Guidelines are intended to provide a comprehensive set of regulations governing the use and development of land which is intended to achieve a development image that blends into adjoining natural landscapes and reduces the alteration of natural landforms and scenic natural features found on the Specific Plan site. The Specific Plan also includes landscape standards directing the use of drought-tolerant and native plants (including the replacement of removed oak trees)

that would further highlight the surrounding natural environment. Development Regulations and Design Guidelines are proposed that address:

- setbacks (Development Regulations, Specific Plan Chapter 3.4, Table 3.4-1);
- building heights (Development Regulations, Specific Plan Chapter 3.4, Table 3.4-1);
- signage (Development Regulations, Specific Plan Chapter 3.6);
- parking (Development Regulations, Specific Plan Chapter 3.7);
- site planning (Design Guidelines, Specific Plan Chapter 4.3);
- architecture (Design Guidelines, Specific Plan Chapter 4.4);
- fencing (Design Guidelines, Specific Plan Chapter 4.5);
- landscape design (Design Guidelines, Specific Plan Chapter 4.6);
- lighting (Design Guidelines, Specific Plan Chapter 4.7); and
- grading (Design Guidelines, Specific Plan Chapter 4.8).

SP-4.7-1 In conjunction with the development review process set forth in Chapter 5 of the Specific Plan, all future subdivision maps and other discretionary permits which allow construction shall incorporate the Development Guidelines (Specific Plan Chapter 3) and Design Guidelines (Specific Plan Chapter 4), and the design themes and view considerations listed in the Specific Plan.

SP-4.7-2 In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along SR-126, the following Design Guidelines shall be utilized.

- Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the River, bluffs and the ridge lines south of the River. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126.
- The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR-126 of the River, bluffs and ridge lines to the south of the River.
- Residential Site Planning Guidelines set forth in Section 4.3.1 Residential and Architectural Guidelines set forth Section 4.4.1 Residential shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the River, bluffs and ridge lines south of the River are preserved to the extent practicable.
- Mixed-Use and the Commercial Site Planning Guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are

aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

- Landscape improvements along SR 126 shall incorporate the Landscape Design Guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

Water Reclamation Plant

- SP-5.0-33 To soften views of the reclamation plant from SR-126, provide vegetation, walls, fencing, and/or other appropriate techniques and combinations of techniques. Walls and fencing shall comply with the Specific Plan Design Guidelines.
- SP-5.0-34 Landscaping themes shall be consistent with the themes developed for adjacent Business Park development to provide visual continuity and minimize contrast between the WRP facilities and their surroundings.
- SP-5.0-35 Place, orient and shield light fixtures to illuminate only those areas where it is needed and to prevent stray light from spilling off site.

4.15.7.2 Mitigation Measures Already Required by the Adopted VCC EIR

The County of Los Angeles also adopted mitigation measures to minimize impacts to visual resources within the VCC planning area as part of its approval of the VCC project. These measures are found in the previously certified VCC EIR (April 1990), and are summarized in **Table 4.15-2**, above. In addition, these mitigation measures are set forth in full below, and preceded by "VCC-VR," which stands for Valencia Commerce Center - Visual Resources.

At the time of adoption, the VCC mitigation measures represented the best available mitigation imposed by Los Angeles County. Moreover, as noted in **Subsection 4.15.1.2.1**, above, additional environmental review will be conducted by Los Angeles County with respect to the VCC planning area, because the applicant recently submitted the last tentative parcel map for build-out of the VCC planning area. Implementation of the previously adopted, applicable VCC mitigation measures and additional mitigation requirements (*e.g.*, measures similar to those previously adopted for the Specific Plan area identified in **Subsection 4.15.7.1**, above) would ensure that potential impacts to visual resources within the VCC planning area are reduced to the extent feasible.

- VCC-VR-1 Development of the Valencia Commerce Center will be in accordance with design concepts specified in CUP 87-360. Guidelines have been developed to preserve key views and open space. Significant ridgetop areas totaling nearly 300 acres will be permanently allocated as natural open space.
- VCC-VR-2 Over 40% of the site will be open space and include large areas of coastal sage scrub/chaparral vegetation, flood control channels, and the Southern California Edison Easement.

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- VCC-VR-3 All graded areas that are not developed will be revegetated with drought tolerant, fire resistant native and non-native species, and temporarily removed riparian vegetation will be replaced, so that there is no net loss of habitat.
- VCC-VR-4 Oak trees will be removed in accordance with a permit, and all removed oaks will be replaced per ordinance requirements.
- VCC-VR-5 Landscaping, building height limitations, a combination berm- wall and building setbacks will be employed to screen the completed project from view of Hasley Canyon Road and adjacent residences. Glare from building materials will be minimized by the use of glazing with low reflectivity characteristics.
- VCC-VR-6 Landforms, and landscaping will be used to screen water tanks from view to the extent possible. Further, water tanks will be painted to match surrounding soil color whenever possible.
- VCC-VR-7 The combination berm/wall along the residential portion of Backer Road will be landscaped to provide an aesthetically pleasant view.
- VCC-VR-8 The area on the bluffs adjacent to the residential tract will be designated commercial. This area will be separated from adjoining residences by a minimum 150-foot wide natural slope buffer (60 feet high) and a building setback of 50 feet. No buildings will directly abut and look over the residential area. A combination of landscaping, berms, and/or walls will be used to substantially screen buildings from view.
- VCC-VR-9 The design concept from the proposed project employs architecture reflecting contemporary styles and materials. All roof equipment including heating, air-conditioning and ventilation equipment, will be located or screened so as not to be visible from neighboring sites or adjacent streets.
- VCC-VR-10 Landscaping will be used extensively to provide visual cohesiveness for the entire development, and to provide, where applicable, transitions between manmade features and native terrain.
- VCC-VR-11 Outdoor lighting within the proposed project will be placed and shielded so that it will not cause excessive glare or light spillage onto neighboring areas.

4.15.7.3 Mitigation Measures Relating to the Entrada Planning Area

The County of Los Angeles has not yet prepared a draft EIR for the proposed development within the portion of the Entrada planning area that would be facilitated by approval of the SCP component of the proposed Project. As a result, there are no previously adopted mitigation measures for the Entrada planning area. However, the adoption and implementation of measures similar to those previously adopted for the Specific Plan area and/or recommended for the proposed Project would ensure the potential impacts to visual resources within the Entrada planning area are minimized to the extent feasible.

4.15.7.4 Additional Mitigation Measures Proposed by this EIS/EIR

Based on the analysis above, the following mitigation measures are proposed to minimize the potential for visual impact from riprap areas, and to provide a more natural and uniform design and color treatment for riprap bank protection in the Project area. The proposed mitigation measures are to be implemented in addition to those previously adopted by the County of Los Angeles in connection with its approval of the Specific Plan, WRP, and VCC projects. These measures are preceded by "VR," to designate that they are visual resource-related mitigation.

- VR-1 Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.
- VR-2 Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.

No other feasible mitigation measures are available to reduce the significant visual impacts associated with the bridges and exposed gunite/riprap bank protection that would occur with implementation of the proposed Project or Alternatives 3 through 7. Once constructed, these features would become a permanent part of the visual landscape. Although the bridges and bank protection would result in significant changes to existing visual conditions, as urban development subsequently occurs in the vicinity of the Project area, and vegetation is planted that would screen views of these features, the bridges and bank protection would no longer appear to be out-of-context with adjacent visual conditions.

4.15.8 SUMMARY OF SIGNIFICANCE FINDINGS

Table 4.15-3 presents a summary of the significance criteria relating to each of the Project alternatives, and the reduced level of impact that would be achieved for each alternative by applying the above mitigation measures.

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**Table 4.15-3
Summary of Significant Visual Impacts - Pre- and Post-Mitigation**

Significance Criteria	Applicable Mitigation Measures	Planning Area	Impact of Alternatives - Pre/Post-Mitigation						
			Alt 1	Alt 2	Alt 3	Alt 4	Alt 5	Alt 6	Alt 7
Have a substantial adverse effect on a scenic vista	SP-4.7.1 and 2, SP-5.0-33 and 34, VR-1, VR-2	NRSP	NI	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
		VCC	NI	NS	NS	NI	NI	NI	NI
		Entrada	NI	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
Substantially degrades the existing visual character or quality of the site and its surroundings	SP-4.7.1 and 2, SP-5.0-33 and 34, VR-1, VR-2	NRSP	NI	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
		VCC	NI	NS	NS	NI	NI	NI	NI
		Entrada	NI	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area	SP-4.7-1 and SP-5.0-35	NRSP	NI	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU
		VCC	NI	NS	NS	NI	NI	NI	NI
		Entrada	NI	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU	SI/SU

SU = Significant unavoidable impact

SI = Significant impact

NS = Not significant or adverse. No mitigation required.

NI = No impact, and no mitigation required

4.15.9 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed Project and the "build" alternatives would result in significant, unavoidable direct and indirect impacts to visual resources even with the application of the mitigation measures described in **Subsection 4.15.7**, above. Secondary impacts of the Project to visual resources would not be significant.